



39 Clerkenwell Crescent, Malvern, WR14 2TX

£350,000

An extended, end terrace with spacious accommodation including four double bedrooms, two bathrooms and a large garden.

The property is in a popular location a short walk from Great Malvern shops, cafes and facilities and the mainline train station. The property offers accommodation comprising:- living room with log burner, conservatory, kitchen open to utility area, dining room, ground floor shower room, rear lobby, four double bedrooms and a family bathroom. The rear garden is of a good size and there are two plus parking spaces with room to create more at the front. The property has a view of the hills from the front and offers gas central heating and double glazing.



39, Clerkenwell Crescent, Malvern, WR14 2TX

uPVC door with opaque glass inserts opens to:

RECEPTION HALL

With stairs to first floor, tiled floor, understairs storage area, radiator, central heating thermostat, built-in cupboard. Doors to:

LIVING ROOM

Front aspect double glazed window, double radiator under, rear aspect double glazed patio doors to conservatory, further double glazed radiator, brick and stone fireplace with log burner.



CONSERVATORY

Brick base, double glazed windows to three sides, polycarbonate roof, radiator.



KITCHEN

Rear aspect double glazed window, refitted with glass splashback and cupboards with soft close doors, deep pan drawers, including one and a half bowl single drainer sink unit with mixer tap, built-in dishwasher, built-in bin cupboard, range style cooker with 8 gas rings and double oven, tiled floor, built-in meter cupboard. Open to:

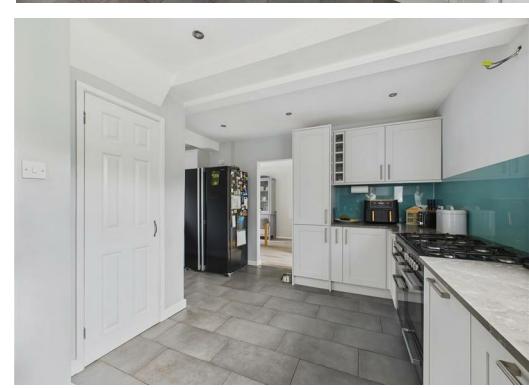


UTILITY

Front aspect double glazed window, matching fitted cupboards with space and plumbing for washing machine, tumble dryer and family style fridge freezer.

DINING ROOM

Front aspect double glazed window, radiator, new wood effect flooring. Door to:



REAR LOBBY

With half double glazed door to garden, tiled floor. Door to:

SHOWER ROOM

Rear aspect opaque double glazed window, WC, wash basin with cupboard under, large shower enclosure with rainfall and adjustable showers, heated towel rail, tiled floor.



FIRST FLOOR LANDING

With hatch to loft space, built-in double airing cupboard, built-in cupboard with Worcester gas central heating boiler.

BEDROOM ONE

Two front aspect double glazed windows with view of North Hill, radiator, built-in wardrobe comprising two doubles.

BEDROOM THREE

Front aspect double glazed window, with view of North Hill, radiator under, built-in wardrobe and media space.

BEDROOM TWO

Rear aspect double glazed window, radiator, built-in double wardrobe.

BEDROOM FOUR

Rear aspect double glazed window, radiator, built-in triple wardrobe.

BATHROOM

Refitted bathroom room with large walk in shower with built in shelving, continuing tiled walls, with WC and wash basin with built in cupboard, bath with tiled surround, heated towel rail, rear aspect double glazed window.



OUTSIDE

Front garden with off road parking for two cars, plus space to the side to create more parking. Rear garden with patio, large lawn with hedged boundaries, area for wood store, 3 sheds in need of repair. The property is not overlooked at the rear.

DIRECTIONS

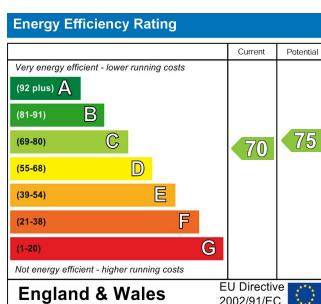
From the Allan Morris office on Worcester Road turn left onto Church Street, proceed down the hill through the traffic lights and take the second left into Victoria Road and first right into Sling Lane. Turn left into Clerkenwell Crescent and follow the road along where number 39 can be found on the right hand side as indicated by the agent's For Sale Board. For more details or to book a viewing, please call our Malvern office on 01684 561411.





EPC

Material Information Report



TENURE: We understand the property to be FREEHOLD but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

ENERGY PERFORMANCE RATINGS: Current: C70 Potential: C75

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270

(ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;

(iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;

(iv) Rents quoted in these particulars may be subject to VAT in addition, and

(v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn