



9, Victoria Park Road, Malvern, WR14 2JY

Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Victoria Park Road, Malvern, WR14 2JY

A substantial, period semi-detached and extended family home, with well presented accommodation over three floors and having ample parking and a double carport plus a large enclosed garden. Situated within a very short walk of shops, supermarkets, a park and a mainline train station in Malvern Link. Comprising:- reception hall, sitting room with fireplace, dining room, cloakroom, additional dining room opening to large breakfast kitchen with French doors to the garden, cellar, three double bedrooms to the first floor with en suite shower room. On the second floor is fourth bedroom with en suite shower room. This substantial property has had its character maintained and enhanced over the years and offers well proportioned rooms and a larger than average garden with patio, garden bar and barbeque and a timber framed double carport and workshop. Overlooking Victoria Park to the fore, this is a property not to be missed to appreciate the deceptively spacious accommodation, period features and superb position.

LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

ENTRANCE

Canopy porch with tiled floor and stained glass door opening to:

RECEPTION HALLWAY

With stairs to first floor with stripped wood spindle balustrade, original tiled floor, double radiator and stripped wood doors to:



SITTING ROOM 17'1" x 13'5" (5.23m x 4.11m)

Front aspect bay window with double glazed sash window, window seat with storage, stone fire surround with cast iron open grate and marble hearth, double radiator, two wall light points.

DINING ROOM 11'8" x 11'5" (3.58m x 3.49m)

Rear aspect uPVC double glazed French doors to garden, decorative fireplace with stone flagged hearth, stripped wood floor, cupboard, Worcester gas central heating boiler, radiator.

CLOAKROOM 3'0" x 4'3" (0.92m x 1.32m)

Side aspect opaque double glazed window, low flush WC, wash basin, radiator, tiled walls and floors.

DOOR TO CELLAR 11'5" x 12'3" (6'0" height) (3.50m x 3.74m (1.83m height))

With hanging space and steps down, useful storage, electric fuse box.

DINING ROOM 11'6" x 11'0" (3.52m x 3.37m)

Side aspect double glazed window, four wall lights, contemporary upright radiator, stone tiled floor, arch way to:

BREAKFAST KITCHEN 16'6" x 15'3" (5.03m x 4.66m)

Rear aspect uPVC French doors to garden, side aspect uPVC double glazed window, contemporary upright radiator, stone tiled floor, range of kitchen units to two walls including one and a half bowl single drainer sink unit, plumbing for dishwasher, plumbing for washing machine, double width space for electric/gas cooker, space for large fridge freezer, central island with pine work surface, shelving and cupboards.

FIRST FLOOR - LANDING

With double radiator, stairs to second floor, under stairs cupboard with hot water cylinder, large velux window, striped pine doors to:

BEDROOM ONE 13'8" x 9'10" (4.19m x 3.02m)

Front aspect uPVC double glazed bay window, fitted wardrobes and cupboards to one wall with dressing table, double radiator.

BEDROOM TWO 11'8" x 12'2" (3.56m x 3.71m)

Rear aspect and side aspect uPVC double glazed windows, radiator.

BEDROOM THREE 11'1" x 11'6" (3.39m x 3.53m)

Rear aspect double glazed window, side aspect double glazed window with a view of North Hill.

WC

Side aspect uPVC opaque double glazed window, low flush WC, half panelled wall.

BATHROOM 9'9" x 5'9" (2.98m x 1.77m)

Front aspect opaque double glazed window, larger than average bath with rainfall shower over and glass screen, close coupled WC, pedestal wash basin with mixer tap, heated towel rail, radiator, tiled walls.

SECOND FLOOR

With door to:

BEDROOM FOUR 22'6" into eaves x 11'5" (6.86m into eaves x 3.49m)

Front aspect double glazed eaves window, side aspect double glazed window with view of the hills, double radiator, doors to eaves storage space, television aerial point, door to:

EN-SUITE 6'11" x 6'5" (2.11m x 1.96m)

Front aspect double glazed velux window, shower enclosure with rainfall and adjustable shower, pedestal wash basin, mixer tap, close coupled WC, heated towel rail, door to eaves storage.

OUTSIDE

At the front of the house there is ample parking to the fore of the double width carport, small area of garden in front of the house with laurel hedge. At the rear large block paved patio, timber framed garden bar with power, brick built barbeque and storage, raised beds at border, fenced and laurel hedged boundary, large lawned area with small trees. Rear patio at the side of the house with outside tap, timber framed carport with covered area with door to parking. Door to:

WORKSHOP 9'4" x 10'3" (2.85m x 3.13m)

Rear aspect double glazed window, light and power.

DIRECTIONS

From Great Malvern proceed along Worcester Road in the direction of Malvern Link. On reaching the area of shops, proceed to the crossroads and turn right into Pickersleigh Avenue. Turn immediately left into Victoria Park Road and No 9 can be found on the left hand side.

ADDITIONAL INFORMATION

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: D

ENERGY PERFORMANCE RATINGS: Current: E48 Potential: C74
SCHOOLS INFORMATION: Local Education Authority: Worcestershire
LA: 01905 82270

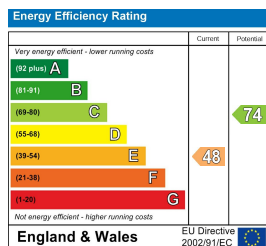
ASKING PRICE

£550,000



GIRAFFE360

EPC



Material Information Report



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