



16 The Avenue, Malvern, WR13 6SB

£399,000

An extended, semi-detached within a village, with versatile accommodation currently comprising four bedrooms with a large garden.

The house has:- hall, bedroom four and ensuite, sitting room, kitchen, dining/garden room, office (potential fifth bedroom), store room and cloakroom, first floor with three double bedrooms, ensuite and newly fitted family bathroom. The property has off road parking to the front and a large rear garden with patio, mature fruit trees, lawn and flower beds, potential for a fire pit, and two large sheds, in need of repair. The central heating is oil fired from a newly fitted boiler.

The village of Welland has a primary school, church, village shop, playground and is close to Castlemorton Common and on the bus route to Hanley Castle High School.



16, The Avenue, Welland, Malvern, WR13 6SB

Half opaque glass door opens to:

HALL

With stairs to first floor. Doors to ground floor bedroom and:

SITTING ROOM

Front aspect bay double glazed window, fireplace with electric fire, telephone point, radiator. Door to:

KITCHEN

Rear aspect double glazed window. Open to Garden Room. Fitted units including single drainer sink unit, plumbing for washing machine, space for tumble dryer, four ring electric hob with oven under, breakfast bar, radiator, tiled floor, space for fridge/freezer.

GARDEN ROOM

Rear and side aspect double glazed window, double glazed French doors to garden, part polycarbonate roof, double radiator, laminate floor. Door to:

OFFICE

Rear aspect double glazed window, double radiator. Door to:

STORE ROOM

With doorway to:

CLOAKROOM

WC, wash basin.

GROUND FLOOR BEDROOM

Front aspect double glazed window, double radiator. Door to:

ENSUITE

Corner shower enclosure with triton shower, WC, wash basin, extractor fan.

SPLIT LEVEL LANDING

With doors to:

FAMILY BATHROOM

Rear aspect opaque double glazed window, bath with tiled surround and thermostatic shower over, wash basin, WC and heated towel rail.

BEDROOM ONE

Front aspect double glazed window with a view of the Hills, decorative fireplace, radiator, double doors to large built-in cupboard.

BEDROOM TWO

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

BEDROOM THREE

Front aspect double glazed window with view of the Hills, alcove with shelving and hanging. Doorway to:



ENSUITE

With rear aspect opaque double glazed window, radiator under, shower enclosure with thermostatic shower, WC, wash basin, extractor fan.

OUTSIDE

At the front of the property is block paved off road parking and a gate to the rear garden.

At the rear there is a large patio with tree to side, concealed oil tank, lawn with fruit trees, shrubbed borders, a garden shed and a very large timber framed structure both in need of repair and potential for a firepit.

DIRECTIONS

From the office proceed onto Belle Vue Terrace and then on to the Wells Road, follow the road out of town in the direction of Ledbury. Take the left into Upper Welland Road just past Malvern Wells School. Go through Upper Welland to a T-junction at the end of the road. Turn left at the T-junction and into the village of Welland, take the first turning on the left into The Avenue. No 16 is on the right hand side.



Approximate total area[®]118.6 m²

Reduced headroom

0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

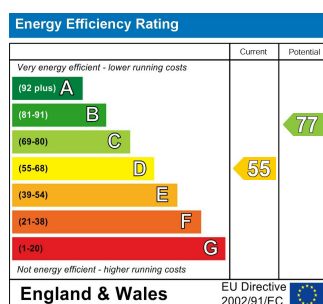
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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 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: D55 Potential: C77

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