



24 Clerkenwell Crescent, Malvern, WR14 2TX

£315,000

A well proportioned mid-terrace property with spacious accommodation including four bedrooms and a good size rear garden. The property is in a popular and central location a short walk from Great Malvern shops, cafes and facilities and the mainline train station. The property offers accommodation comprising:- entrance hallway, sitting room, kitchen dining room, utility room, side hall with WC and store, first floor landing, four bedrooms and a family bathroom. The rear garden is of a good size and decent front garden leads you to the house at the front. The property has a view of the hills from the rear and offers gas central heating and double glazing throughout. We highly recommend a viewing to appreciate the position and accommodation on offer.



24, Clerkenwell Crescent, Malvern, WR14 2TX

ENTRANCE

uPVC front door opens to:

ENTRANCE HALL 10'9" x 6'1" (3.30m x 1.86m)

Front facing uPVC window, stairs to the first floor, understairs storage cupboard, storage cupboard, doors to:

SITTING ROOM 12'5" x 12'2" (3.79m x 3.72m)

Rear facing uPVC double glazed window, radiator, television point, fireplace.

KITCHEN/DINING ROOM 19'2" x 13'1" (5.85m x 4.00m)

Dual aspect front facing uPVC window, rear facing sliding patio doors. Range of wooden and eye base level units, worktop, inset one and a half ceramic sink and drainer unit, integrated electric oven and gas hob, television point, cupboard housing wall mounted Worcester combi boiler and plumbing for a dishwasher, radiator, space for dining table and chairs, wooden floor, door to:

UTILITY ROOM 8'1" x 6'1" (2.48m x 1.87m)

Rear facing uPVC window and uPVC door, plumbing for washing machine and other appliances, door to:

SIDE HALL

Front facing uPVC door, doors to:

WC

Side facing window, high level WC, wash basin.

STORE

FIRST FLOOR - LANDING

Front facing uPVC window, loft access, airing cupboard housing hot water tank.

BEDROOM ONE 11'1" x 12'4" (3.39m x 3.77m)

Rear facing double glazed window, view of the Hills, radiator, built-in storage cupboard.

BEDROOM TWO 13'10" x 8'3" (4.24m x 2.54m)

Rear facing uPVC double glazed window, radiator.

BEDROOM THREE 10'8" x 9'3" (3.26m x 2.84m)

Rear facing uPVC window, radiator.

BEDROOM FOUR 8'0" x 8'11" (2.44m x 2.74m)

Rear facing uPVC window, radiator, built-in cupboard.

BATHROOM 4'10"x 11'9" (1.48m x 3.59m)

Front facing obscure uPVC window, panel bath with shower over, low level WC, wash basin, heated towel rail.

FRONT GARDEN

Path leads to front door, laid to lawn with hedgerow front boundary. Parking is on the road.



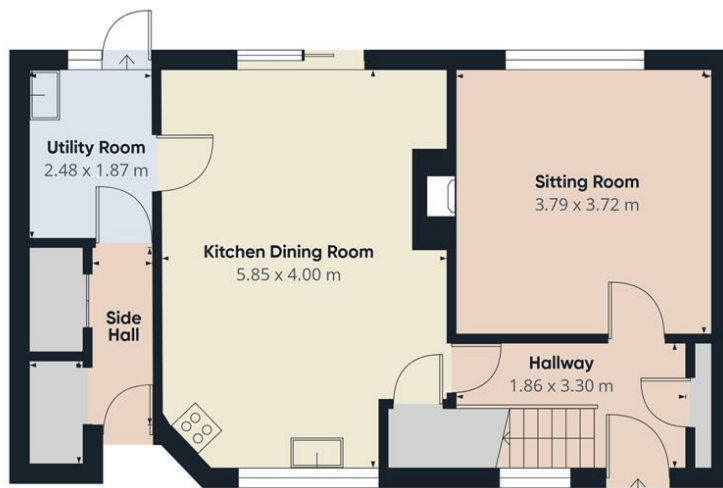
REAR GARDEN

Generous rear garden with a good degree of privacy, split level rear garden, initially laid to a patio/terrace seating area accessed from the kitchen, steps lead up to the majority of the garden, laid to lawn with mature shrub planting borders. To the rear is a timber shed and pergola covered area.

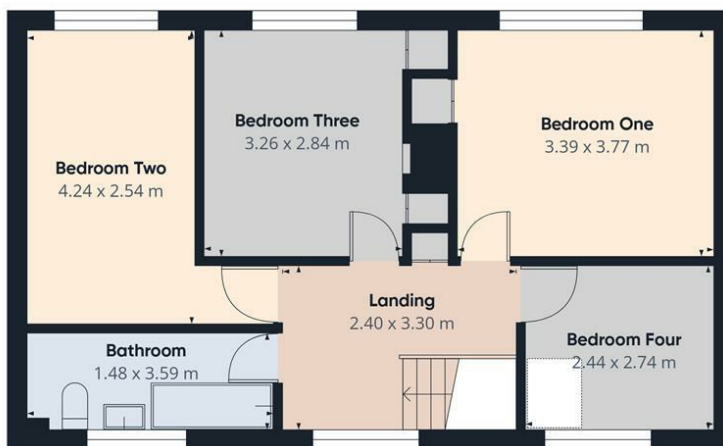
DIRECTIONS

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 24 can be found on the left hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411.





Ground Floor



Floor 1

Allan Morris

Approximate total area⁽¹⁾
107.6 m²

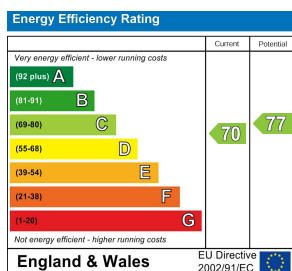
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 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: B

ENERGY PERFORMANCE RATINGS: Current: C70 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