



86 Pickersleigh Road, Malvern, WR14 2RS

Price Guide £345,000

A beautifully re-modelled and refurbished three bed traditional semi detached property within easy reach of all local facilities. The property has new flooring throughout, new fuse board, new kitchen, guest WC and bathroom and other improvements. In brief the accommodation comprises: hallway, living room, dining kitchen, guest WC, three bedrooms and family bathroom. The rear garden is level, enclosed and laid to lawn, the frontage is grass, a raised planter board and a newly laid drive with approved planning permission to drop the kerb. High level gate and fence lead to the rear.

NO CHAIN SALE.



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ENTRANCE

Approached over new driveway (with approved permission to drop the kerb, to composite front door opening to:

HALLWAY 6'10" x 11'10" (2.10m x 3.63m)

Understairs storage area with new fuse board, stairs to the first floor, power points, radiator.

LIVING ROOM 10'9" x 13'10" (3.29m x 4.22m)

Front facing double glazed bay window, power points, radiator and downlights.

GUEST WC 3'8" x 3'4" (1.12m x 1.02m)

Newly installed with matching ceramic floor and wall tiles, built-in WC and hand basin, cupboards, Worcester Bosch central heating boiler and obscure double glazed window.

DINING KITCHEN 18'4" x 12'11" (5.59m x 3.94m)

Rear and side facing double glazed windows, rear facing double glazed French doors and double glazed side panels, to the kitchen area is a newly fitted kitchen comprising: wall and base units, drawers, fitted bowl and a half sink unit, inset gas hob with cooker hood, integral electric fan oven, space for under counter appliances. To the generous dining/living area is a radiator, peninsular bar separating the areas and downlights throughout the room.

FIRST FLOOR LANDING

Side facing double glazed window, access to loft space, power points.

BATHROOM 7'1" x 5'4" (2.17m x 1.65m)

Obscure double glazed window, newly fitted white suite comprising: panelled bath with fixed rain fall shower head and hand held attachment, built-in WC, ladder style radiator, fully tiled walls and floor, extractor unit.

BEDROOM THREE 7'0" x 9'1" (2.15m x 2.79m)

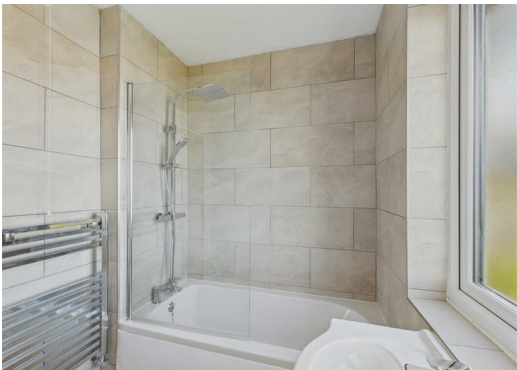
Rear facing double glazed window offering views over the garden to the Hills, radiator, power points.

BEDROOM TWO 10'11" x 13'0" (3.35m x 3.98m)

With rear facing double glazed window offering the views of the range of the Malvern Hills, a generous second bedroom with power points and radiator.

BEDROOM ONE 11'0" x 14'3" (3.36m x 4.36m)

With front facing double glazed bay window having views over the Morgan car factory to the distance beyond, radiator, power points.



EXTERNALLY

The rear garden is approached from the dining kitchen has a newly laid slate flagged patio area. The garden is laid to lawn, fully enclosed with an inset tree, walkway round to the side of the house with outside tap, fencing and high level gate to the front. A generous frontage offers parking for several vehicles, is fenced to both sides and has a raised cultivatable planter border as a lawn, plus gated access to the rear.

DIRECTIONS

From the office of Allan Morris & Ashton office proceed down Church Street and turn left at the traffic lights onto Graham Road, follow the road along to the next set of traffic lights and turn right going down the Worcester Road past the common and turn right immediately after the common. Follow the road and the property can be found a short distance past Cedar Ave on the right hand side as indicated by the Allan Morris 'For Sale' board. For more information or to book a viewing, please call out Malvern office on 01684 561411.

AGENT'S NOTE

The EPC has not been re-done since the refurbishment.





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

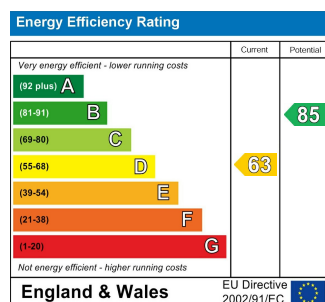
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: D63 Potential: B85

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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