



**23 Oak Crescent, Malvern, WR14 2NX**

**Price Guide £175,000**

A traditional three bedroomed terraced house with views from the front up to the Hills. The property has been refurbished, the works including new carpets, replacement kitchen and bathroom, re-plastering where required and re-decoration. In brief, the accommodation comprises: porch, living/dining room, kitchen, three bedrooms and the bathroom. This is complemented by a generous long, level rear garden and a landscaped frontage, double glazing and central heating. NO CHAIN SALE. Please see 'AGENT'S NOTE' inside the brochure re. funding for a purchase.



## 23, Oak Crescent, Malvern, WR14 2NX

### ENTRANCE

Approached through a wrought iron gate and essentially flag stoned frontage to the semi-glazed front door opening into the:

### PORCH

Two side windows, double glazed door to:

### HALLWAY

Radiator, stairs to first floor, understairs cupboard, power points.

### LIVING/DINING ROOM

uPVC double glazed windows to front and rear, a good sized room with stone fireplace with pebbled flame effect gas fire, power points, television point.

### KITCHEN

Newly fitted with base units, plumbing and space for washing machine, space for upright fridge freezer, inset bowl and a half stainless steel sink unit, rear facing double glazed window and uPVC semi-glazed back door, understairs cupboard housing fuse board and meters.

### FIRST FLOOR LANDING

Access to loft space, power points, doors radiating off to:

### BATHROOM

Patterned uPVC window, newly fitted white suite comprising: panelled bath, close coupled WC, hand basin in vanity unit, radiator, extractor unit.

### BEDROOM TWO

uPVC rear facing double glazed window, radiator, power points, cupboard housing the Worcester central heating boiler, further cupboard with shelving.

### BEDROOM ONE

Front facing uPVC windows with lovely views to the Hills, radiator, power points.

### BEDROOM THREE

uPVC double glazed front facing window, again with views to the Hills, radiator, power points, large shelf (over stairs).

### EXTERNALLY

The rear garden is long, level and essentially laid to lawn. From the rear of the house is a flag stoned patio and path, brick built out house, two rooms, one with light and one with window and shelving. A concealed pathway leads around to the front of the house.

### AGENT'S NOTE

MORTGAGEABILITY - Unfortunately, due to the construction of the property, it is NOT mortgageable. There is nothing structurally wrong with the property that we are aware of, but lenders do not like this construction.



## DIRECTIONS

From the office in Great Malvern proceed down Barnards Green Road to the shops. Go straight on in the direction of Guarlford Road and take the first left into Poundbank Road and follow the road along and take the second left into Oak Crescent and No 23 can be found on the right hand side.

**what3words**





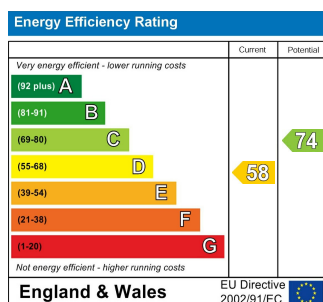
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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, 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: A

**ENERGY PERFORMANCE RATINGS:** Current: D58 Potential: C74



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