



**15 Geneva Avenue, Malvern, WR14 3PX**

**£325,000**

A DETACHED BUNGALOW WITH THREE BEDROOMS, IN A SOUGHT AFTER LOCATION JUST OFF ST ANDREWS ROAD AND ON A BUS ROUTE.

The property is south facing at the front and has potential for some updating, with accommodation comprising:- entrance hall, L-shaped lounge/dining room, kitchen with door to conservatory, three bedrooms, bathroom with separate WC. The rear garden is of a good size, has a view of the hills and would benefit from some maintenance.

There is off road parking to the fore of the detached garage and a front garden which was designed for low maintenance. With double glazing and gas central heating and offered for sale with no onward chain.





# 15, Geneva Avenue, Malvern, WR14 3PX

## HALLWAY

Radiator, internet points, access to loft hatch, thermostat, storage cupboard, two ceiling light points, doors to WC, bathroom, bedrooms, kitchen and lounge/diner.

## LIVING ROOM/DINING ROOM

Large front facing double glazed window, radiator, electric fireplace with feature surround, corner arch into dining area, rear facing double glazed window, radiator.

## KITCHEN

Rear facing double glazed window, door to conservatory, radiator, storage cupboard/pantry housing boiler, matching floor and wall units, integrated oven, hob, washing machine and fridge, power sockets and tiled floor.

## Consevratory

Double glazed windows to three sides, door to the rear garden, polycarbonate roof

## BEDROOM ONE

Large front facing double glazed window, radiator, power point, ceiling lights.

## BEDROOM TWO

Large double glazed rear facing window, radiator, two power points, ceiling light point.

## BEDROOM THREE

Front facing double glazed window, radiator, power point, ceiling light point.

## WC

rear facing window, low level WC, two wall mounted mirrors, pull cord light.

## BATHROOM

Rear facing obscure window, bath, hand wash basin with low level cupboards, radiator, wall-mounted mirror, vanity cupboard, pull cord ceiling light, towel rail.

## GARDEN

The conservatory leads out onto a patio area plus good size garden which has a view of the hills. The property needs some work to return it to being attractive and manageable. The front garden was designed for low maintenance and is mainly gravelled with small inset shrubs.

## GARAGE AND DRIVEWAY

Single garage and driveway providing off road parking for two vehicles.



## DIRECTIONS

From the office go down Church Street, straight across at the lights and take the first right and first right again into priory road. Take the second left into Woodshears Road and at the junction turn right onto Court Road. This road becomes St Andrews Road. Follow it along for a short distance and take the third left into Geneva Avenue, where the property can be found on the left hand side.

## what3words

///desks.other.soft





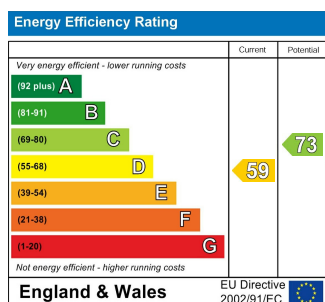
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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

**MAKING AN OFFER:** At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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