



## 5 Claremont Court, Malvern Wells, WR14 4HS

£265,000

A semi-detached home within a small cul-de-sac in Malvern Wells having flexible accommodation, ample storage, a compact, easily maintained garden and good parking. The property which is offered for sale with no onward chain and comprises:- entrance lobby, reception hall, cloakroom, dining room opening to kitchen, split level lounge with glazed door to garden, three bedrooms, the master with an ensuite shower room, the second bedroom with a mezzanine level and access to loft storage, family bathroom. The property benefits from a carport and an allocated parking space and has a low maintenance garden at the rear of the property. The property has gas central heating and updated double glazing.





# 5, Claremont Court, Grundy`s Lane, Malvern Wells, WR14 4HS

## ENTRANCE LOBBY

With opaque glazed door to:

## HALL

With stairs to first floor, radiator, opaque glazed doors to lounge and dining room, central heating control panel, small understairs cupboard. Door to:-

## CLOAKROOM

Front aspect opaque double glazed window, WC, wash basin, built-in cupboard.

## DINING ROOM

Front aspect double glazed window, double radiator, open to kitchen.

## KITCHEN

Side aspect double glazed window, fitted kitchen units eye and base level, one and a half bowl single drainer sink unit, plumbing for washing machine, space for fridge, four ring electric hob with extractor fan over, built-in single oven.

## LOUNGE

Split level with rear aspect double glazed window and glazed door to the garden, brick fire place, double radiator, side aspect double glazed window.

## FIRST FLOOR LANDING

With cupboard with shelving, Vaillant combi gas central heating boiler. Doors to:

## BATHROOM

With rear aspect opaque double glazed window, panelled bath, WC, wash basin, half tiled walls.

## BEDROOM TWO

Side aspect double glazed window and velux skylight, double radiator, Dutch staircase to mezzanine level, which has a circular rear aspect window and a velux skylight. Built in cupboard. Door to loft storage.

## BEDROOM THREE

Side aspect double glazed window, radiator.

## BEDROOM ONE

Front aspect double glazed window, double radiator, fitted wardrobes to one wall with hanging and shelving and mirrored doors. Door to:

## ENSUITE

Front aspect opaque, double glazed window, WC, wash basin, tiled shower enclosure with thermostatic shower, extractor fan, heated towel rail.



## OUTSIDE

The property has a parking space in the car port on the right hand side of the building. To the left of this is allocated parking and No 5 has the space on the left. There is an allocated area for the wheelie bins and a small path at the side of the property which leads to the rear courtyard. This is also accessible from the lounge and has been designed for low maintenance.

## DIRECTIONS

From Great Malvern proceed south along the A449 Wells Road towards Ledbury for approximately two miles bearing left towards Three Counties Showground into Hanley Road. Proceed down the hill for a short distance and take the first right into Grundy's Lane. Following the road up, taking the first turning to your left into Claremont Court where the property can be found on the right hand side of the cul-de-sac. Allocated parking is on the right. For more details or to book a viewing, please call the Malvern office on 01684 561411.

## what3words

///campfires.cowboy.sublime





**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

**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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
		EU Directive 2002/91/EC

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