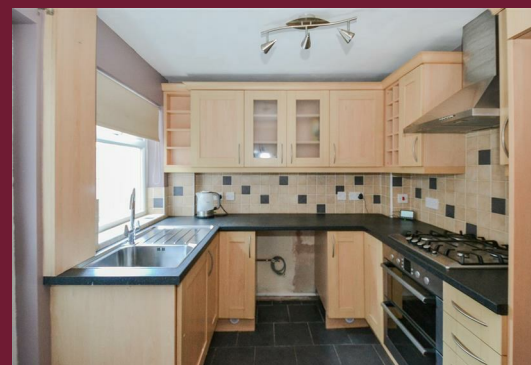




12 Henley Place, Malvern, WR14 1PG

£185,000

A well presented, period mid terrace property, situated in a quiet no through road. Comprising; entrance hallway, sitting room, dining room, kitchen, first floor landing, two bedrooms - master with fitted furniture, and a bathroom. Generous rear garden and a view of the Malvern hills to the rear. The property is double glazed, centrally heated and is offered with no onward chain. We highly recommend an early viewing.



12, Henley Place, Malvern, Worcestershire, WR14 1PG

uPVC front door opens to:-

ENTRANCE HALLWAY

With stairs to first floor, radiator, door to:-

SITTING ROOM 10'2" x 10'2" (3.12m x 3.12m)

Front facing uPVC window, recessed fireplace (not in use) with slate hearth, radiator, glazed double doors open to:-

DINING ROOM 10'10" x 10'4" (3.32m x 3.15m)

Rear facing uPVC window, recessed electric fire (not working), satellite and TV points, radiator, large under stairs storage cupboard. Door to:-

KITCHEN 8'0" x 7'9" (2.46m x 2.38m)

Side facing uPVC window and door to the garden, range of eye and base level kitchen units, inset stainless steel sink and drainer unit, integrated Bosch electric oven and gas hob, with extractor hood over, space for fridge freezer, space for washing machine, radiator, tiled floor.

FIRST FLOOR LANDING

Wooden spindle banister, loft hatch, radiator. Doors to:-

BEDROOM ONE 11'10" x 10'3" (3.62m x 3.14m)

Front facing uPVC window, radiator, full width fitted wardrobes with sliding doors containing hanging rails and shelving, additional fitted wardrobe, chest of drawers and shelving.

BEDROOM TWO 10'5" x 8'6" (3.20m x 2.61m)

Rear facing uPVC window, view of the Malvern Hills and rear garden, fireplace (not in use and covered), radiator.

BATHROOM 7'10" x 7'9" (2.39m x 2.38m)

Side facing obscured uPVC window, some restricted head height, panel bath with mixer tap and shower attachment, close couple wc, wash basin, radiator, heated towel rail, tiled floor, cupboard housing gas central heating combi boiler, extractor fan, wall light point.

OUTSIDE

The front garden is low maintenance and laid to gravel with a path to the front door. The rear garden is a good size, enclosed by fencing and hedging with gated access to the side, across the neighbours garden. There is a brick built outside store. The garden is laid to lawn with a slab seating area to the far end and a timber deck seating area near the house.

DIRECTIONS



From the office proceed along Worcester Road to the traffic lights at Link Top. Turn left here and bear round to the right onto Newtown Road. Go past the shops on the right and take the second right into Hospital Bank and first right into Henley Place. The property will be found on the right hand side, For more details or to book a viewing, please call our Malvern Office on 01684 561411.



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

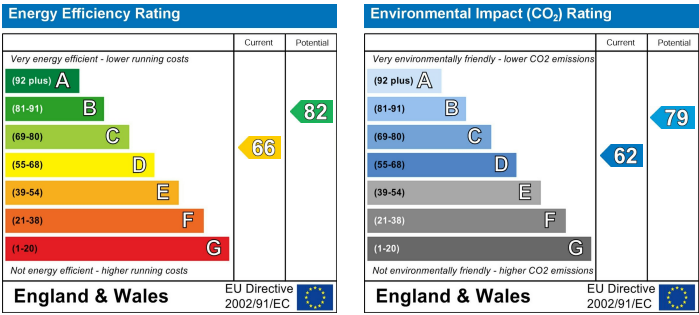
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: D66 Potential: B82

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



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