



**4 Oxford Road, Malvern, WR14 2JD**

**£189,950**

A charming end terraced character property in a tucked away location overlooking Link Top Common and with a variety of local shops on the doorstep plus an award winning pub. Malvern Link train station is within a short walk as are a full range of facilities in Great Malvern. Briefly comprising:- open plan sitting room with beamed framework opening to fitted kitchen with built in dishwasher and washing machine, plus Rangemaster cooker and space for a breakfast table, door to courtyard garden, spiral staircase to first floor, master bedroom with built in wardrobe and ensuite shower room, second bedroom, bathroom. The property has gas central heating and double glazing and can be offered for sale with no onward chain.





## 4, Oxford Road, Malvern, Worcestershire, WR14 2JD

### ENTRANCE

Solid front door opens to:

### OPEN PLAN SITTING ROOM 10'8" min x 12'8" max x 11'8" (3.27m min x 3.87m max x 3.58m)

Front aspect uPVC double glazed window overlooking Link Top Common, wood floor, inset wall mounted living flame gas fire, space saving radiator, electric fuse box, beamed ceiling and pillars, open to:

### DINING KITCHEN 14'11" x 11'10" (4.56m x 3.62m)

Rear aspect double glazed window, tiled floor, spiral staircase to first floor, door to rear courtyard, space saving radiator, kitchen units with slate tile surround, space saving radiator, kitchen units with slate tile surround, wood work surface, chimney breast with Rangemaster cooker, one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher and washing machine, space for fridge freezer. Spiral staircase to:-

### FIRST FLOOR LANDING

With beamed balustrade, hatch to roof space and doors to:

### BEDROOM ONE 11'6"x 8'3" 13'1" max to fitted wardrobe (3.52mx 2.54m 4m max to fitted wardrobe)

Front aspect double glazed window overlooking Link Top Common, double radiator under, fitted wardrobe with double hanging and mirrored doors to alcove, door to:

### EN-SUITE

With large shower enclosure with rainfall shower, stone wash basin on plinth with mixer tap, extractor fan.

### BEDROOM TWO 7'0" max, 5'7" min plus recess x 11'4" min 14'10" (2.14m max, 1.71m min plus recess x 3.46m min 4.53m)

Rear aspect double glazed window, double radiator, door to cupboard housing gas central heating boiler.

### BATHROOM

Side aspect opaque double glazed window, bath with waterfall tap and handheld shower, fitted cupboards to one wall with inset rectangular wash basin and waterfall tap, concealed cistern WC, ladder style radiator.



## OUTSIDE

At the rear is a small courtyard garden with artificial grass, deck and gate giving access across neighbouring property if needed. At the front is a small area with gravel, lavender borders and timber sleepers.

## DIRECTIONS

From the office follow the road along in the direction of Malvern Link. At the traffic lights turn right into Moorlands Road and right again. Oxford Road lies along the top area of this part of the common. Parking is available on the road.



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

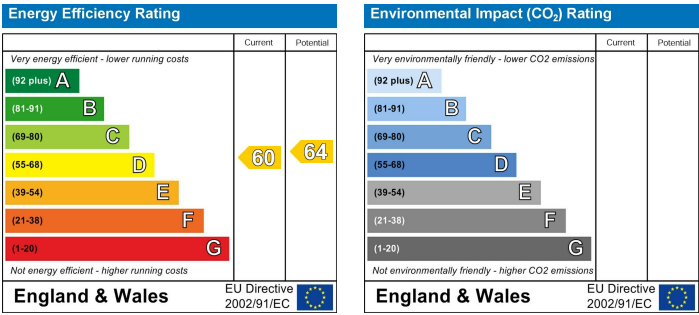
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: D60 Potential: D64

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



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