



**38 Howsell Road, Malvern, WR14 1TH**

**£275,000**

A handsome Victorian semi-detached property, situated in a central and convenient location in Malvern Link, with easy access to shops, amenities and transport links. The property has accommodation arranged over three floor, comprising; porch, hallway, dining room, sitting room, kitchen, first floor landing, two double bedrooms, family bathroom and a second floor/loft bedroom. Outside, the property has a generous block paved driveway, garage and a long attractive and well stocked rear garden. The property is ideally located for access to Great Malvern, Malvern Link, a railway station and all the shops, services and amenities in Malvern, as well as open common land close by. We highly recommend an early viewing.



# 38, Howsell Road, Malvern, Worcestershire, WR14 1TH

## **ENTRANCE PORCH 8'1" x 3'10" (2.48m x 1.19m)**

Under a pitched roof, double glazed windows, tiled floor and radiator with an arched entrance leading through to:

## **ENTRANCE HALL**

Stairs rising to first floor, door to Living Room and Dining Room.

## **DINING ROOM 11'0" x 13'5" (3.37m x 4.10m)**

Double glazed window to front aspect. Gas fire set into a feature surround with wooden mantle and shelving to side, radiator.

## **LIVING ROOM 12'7" x 13'5" (3.84m x 4.10m)**

Double glazed window to rear and side, wall mounted thermostat control point, radiator. electric fire set into a feature fire surround and hearth with matching mantle. Doorway to under stairs storage cupboard, radiator and door opening through to:

## **KITCHEN 9'2" x 7'11" (2.80m x 2.42m)**

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. There is a range of integrated appliances including a four ring electric Neff induction hob set under an extractor with single Neff electric oven under. space for washing machine. Stainless steel sink unit with mixer tap and drainer, double glazed window to side. Central heating boiler housed in wall cabinet, radiator, tiled splash backs, obscured glazed door giving access to side, Veranda area leads to garden.

## **FIRST FLOOR LANDING**

Doors opening through to:

## **BEDROOM ONE 11'1" x 12'3" max (3.38m x 3.74m max)**

Double glazed window to front with views to North Hill, radiator, fitted alcove storage cupboards with shelving.

## **BEDROOM TWO 11'3" max x 10'5" (3.43m max x 3.20m)**

Dual aspect double bedroom with double glazed windows to side and rear, radiator, fitted alcove cupboards. This is a through room with doorway giving access to the second floor. A stud wall could be installed dividing the bedroom if desired.

## **BATHROOM 9'0" x 7'10" (2.75m x 2.40m)**

Fitted suite consisting of a white low level WC, vanity wash hand basin with mixer tap and cupboard under. Panelled bath with mixer tap and electric shower over. Tiled splashbacks, light with shaver point, radiator. Airing cupboard housing the hot water cylinder with shelving. Obscured double glazed window to rear.



## SECOND FLOOR

### **BEDROOM THREE 14'3" x 13'5" max into limited head room (4.35m x 4.10m max into limited head room)**

Accessed via Bedroom 2 and enjoying a double glazed window to side., radiator, a generous and versatile space.

### **OUTSIDE - FRONT**

Attractive front garden with decorative planting. Block paved driveway at the front for 2-3 cars and that leads to the detached garage, with up and over door.

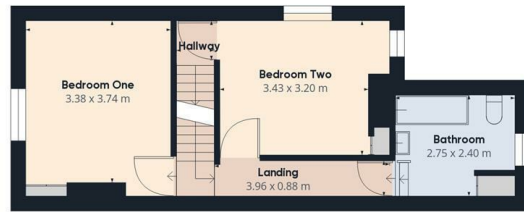
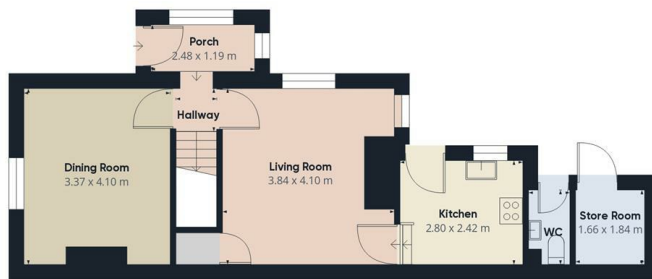
### **OUTSIDE - REAR GARDEN**

To the rear a blue brick patio area extends away from the kitchen door which is set under a veranda. The patio leads past the brick built store and gardener's outside toilet with a path leading down the right hand side of the garden past raised and planted beds and various lawned areas flanked by further planted beds. The whole garden is enclosed by a fencing and walls with gated pedestrian access to front. There is a further paved seating area to the bottom of the garden where there is also a greenhouse and further raised beds and vegetable plot. The garden also has an outside water tap, lighting and summer house.

### **DIRECTIONS**

From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After quarter of a mile pass straight through a set of traffic lights at Link Top, continuing on downhill with the common on your right hand side. Go through another set of traffic lights and past the railway and fire stations on your left. Just after this, at the bottom of the common, turn left into Howsell Road. Continue over the railway bridge, bearing right and the house can be seen on the right hand side as indicated by the agent's for sale board. For more details or to arrange a viewing, please call our Malvern office on 01684 561411.





Allan Morris

Approximate total area<sup>(1)</sup>  
103.85 m<sup>2</sup>

Reduced headroom  
2.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

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

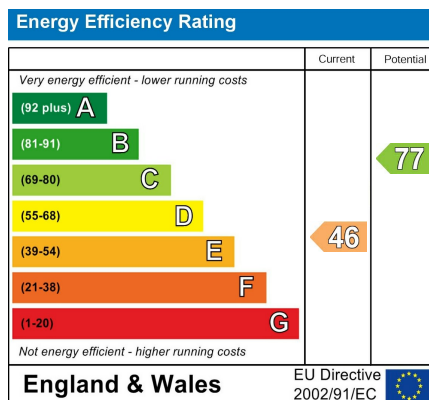
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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

**ENERGY PERFORMANCE RATINGS:** Current: E46 Potential: C77

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



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