



Offers Over £300,000

3 Bedroom Semi-Detached House for sale

11 Beauchamp Road, Malvern



EweMove
SALES AND LETTINGS



Overview

Ewe will love this modern home, updated & modernised, with ample parking and South West facing Garden.

Located at the top of Church Road, in the Malvern Link area of the semi- Rural Town of Malvern, this house in Beauchamp Road is an inviting and ready to move in home.



Key Features

- Driveway for 4 cars
- Integral Garage
- West Facing Garden
- Kitchen/ Diner
- Recently replaced Gas Boiler
- Side Gated Patio and Garden Shed
- Stunning Views from Main Double Bedroom
- GCH and Double Glazed Throughout







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With ample parking, there is also the integral garage a garden shed and the side space which is gated off as well. From the side entrance hall you have access directly into the modern light grey kitchen-diner, or across to the double aspect spacious lounge. Access to the integral garage is via the downstairs cloakroom. the kitchen is fitted with grey wall and base cabinets with a free standing gas oven and hob and a inset pantry for further storage. Access to the integral garage is via the modern downstairs cloakroom. Whether you want to keep the large lounge, purely as a reception room, or a lounge dining, there is the flexibility to chose. The lounge has large sliding doors into the patio area and south west facing lawned garden, perfect for watching the sunsets. Upstairs there is a split landing, leading to the double aspect main double bedroom. This room covers the whole of the front of the house and has views over Malvern and towards Worcester. From the landing there is the White modern family bathroom with an over shower bath. To the rear of the house, there is the second double bedroom and the third single bedroom, both with side views of the Malvern Hills.

With easy access into Malvern and the surrounding Worcester and Tewksbury M5 and A4103 to Hereford, this is ideally located. Local schools are Dyson Perrins Senior and Malvern Parish Primary, amongst others. Ewe can book to view.

Freehold

Gas central heating/ Double PVC Glazed Throughout

Flood risk very low

Council Tax C £2027 in 24/25



Ultrafast broadband available 2300MB

Phone O2, Three : Good Vodafone, EE : Okay

8' 7" x 9' 6" (2.64m x 2.90m)
at widest measure

Breakfast Kitchen

16' 0" x 7' 0" (4.89m x 2.15m)

Lounge Diner

15' 2" x 11' 10" (4.64m x 3.61m)

Downstairs Cloakroom

8' 1" x 2' 11" (2.48m x 0.90m)

Entrance Hall

8' 1" x 6' 4" (2.48m x 1.95m)

Bedroom 1

15' 1" x 10' 2" (4.60m x 3.10m)

Bedroom 2

11' 9" x 11' 8" (3.60m x 3.57m)
at widest measurement

Bedroom 3

8' 9" x 5' 8" (2.67m x 1.73m)

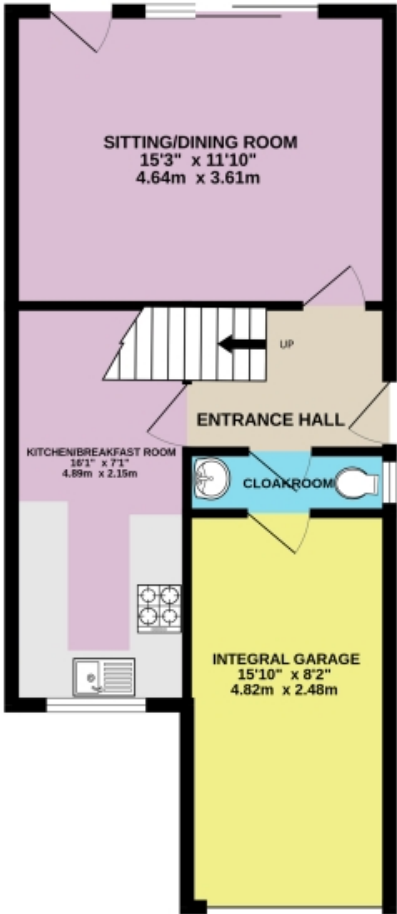
Family Bathroom

6' 5" x 6' 6" (1.97m x 2.00m)

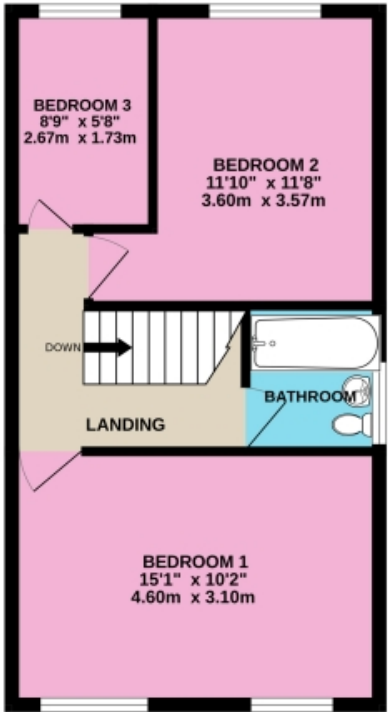
First Floor Landing

Floorplans

GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.

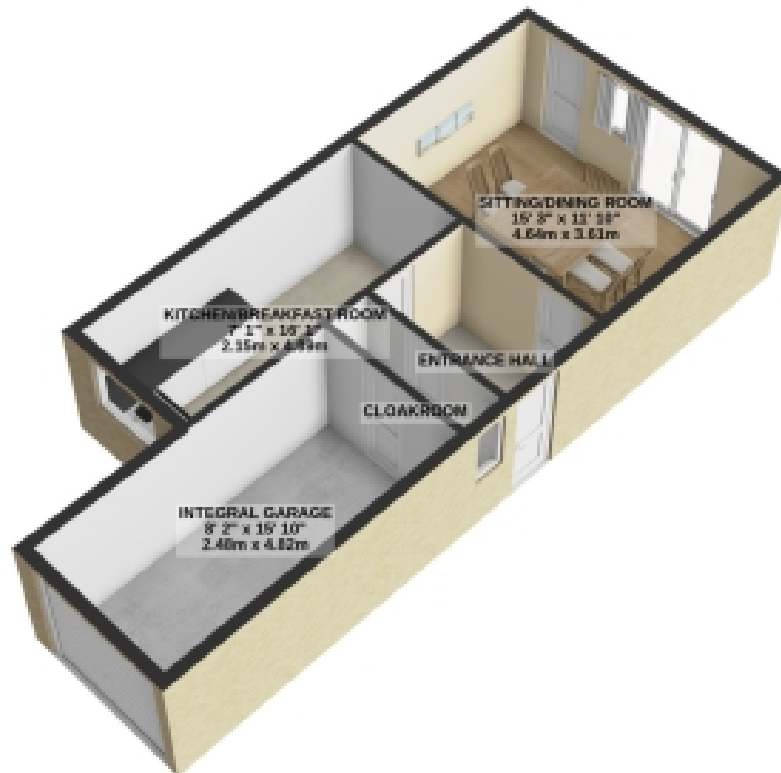


3 BEDROOM , SEMI DETACHED , 1 BATHROOM , INCLUDES INTEGRAL GARAGE
TOTAL FLOOR AREA : 902 sq.ft. (83.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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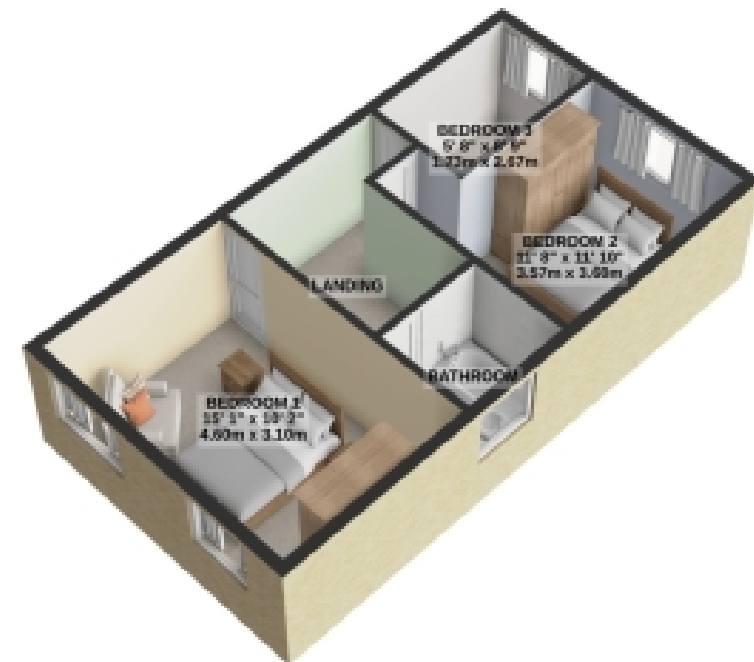


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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