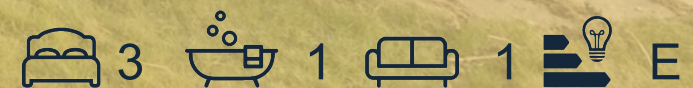




11 St Bernard Drive, Malvern, WR14 3PY
Price £395,000



An extended detached bungalow situated in a sought after quiet location with great views of the Malvern Hills. Located a short walk to Peachfield common and the wide range of amenities of Barnards Green along with the convenience of Great Malvern station. This 3 bedroom bungalow occupies a corner plot with wrap-around gardens, garage and extensive parking for several vehicles. The accommodation briefly comprises of: entrance hallway, spacious sitting/dining room, kitchen, 3 good sized bedrooms and shower room. A separate garage and store room which offers a variety of uses. UPVC double glazing throughout. EPC - E

ENTRANCE

Via obscure double glazed door into:

HALLWAY

Doors to sitting room, kitchen, bedrooms and shower room. Large storage cupboard. Loft access. Coat hook above 3rd bedroom door.

SITTING/DINING ROOM

14'1" x 12'2" (4.3 x 3.7)

UPVC double glazed windows to front and side aspects, with views of the Malvern Hills to the front.

KITCHEN

10'10" x 10'2" (3.3 x 3.1)

UPVC obscure glazed door to rear garden and double glazed window to rear. Kitchen fitted with a range of wall and base units with space for washing machine, fridge freezer and freestanding oven. Tiled splashback. Doors to cupboard housing wall mounted hot air system with hot water tank.

DINING AREA

9'6" x 8'10" (2.9 x 2.7)

UPVC double glazed window to rear aspect. Ceiling light point. Door to:

BEDROOM 1

13'5" x 11'6" (4.1 x 3.5)

UPVC double glazed window to front aspect with views of the Malvern Hills.

BEDROOM 2

11'6" x 11'2" (3.5 x 3.4)

UPVC double glazed window to rear aspect, overlooking the rear garden.

BEDROOM 3

8'10" x 8'2" (2.7 x 2.5)

UPVC double glazed window to front aspect.

SHOWER ROOM

UPVC obscure double glazed window to rear aspect. Tiled shower cubicle with 'Triton' electric shower, pedestal hand wash basin and low level WC. Extractor fan.

OUTSIDE - FRONT

The property benefits from a wrap-around lawn with planted borders and a paved drive for further parking. A path to the side with gated access to the rear.





OUTSIDE - REAR

To the rear is an enclosed garden with a paved patio and steps leading to a lawned garden and a side door leading to the garage. Timber gate to side which leads to front of the property and to the garage and side parking area.

STORE/WORKSHOP

24'11" x 5'7" (7.6 x 1.7)

Power and lighting. Windows to front and rear aspects and door to rear.

GARAGE

17'1" x 8'8" (5.2 x 2.65)

Situated to the side of the property with UPVC door to rear garden and obscure glazed window. Power and lighting. Block paved parking area and path to side gated entrance.

TENURE

We understand (subject to legal verification) that the property is Freehold.

SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

FLOORPLAN

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

VIEWINGS

Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from 09:00 to 17:00 Monday to Friday and 10:00 to 14:00 on Saturdays.

Broadband

We understand currently Full fibre broadband is available at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Council Tax MHDC

We understand the council tax band presently to be : D

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

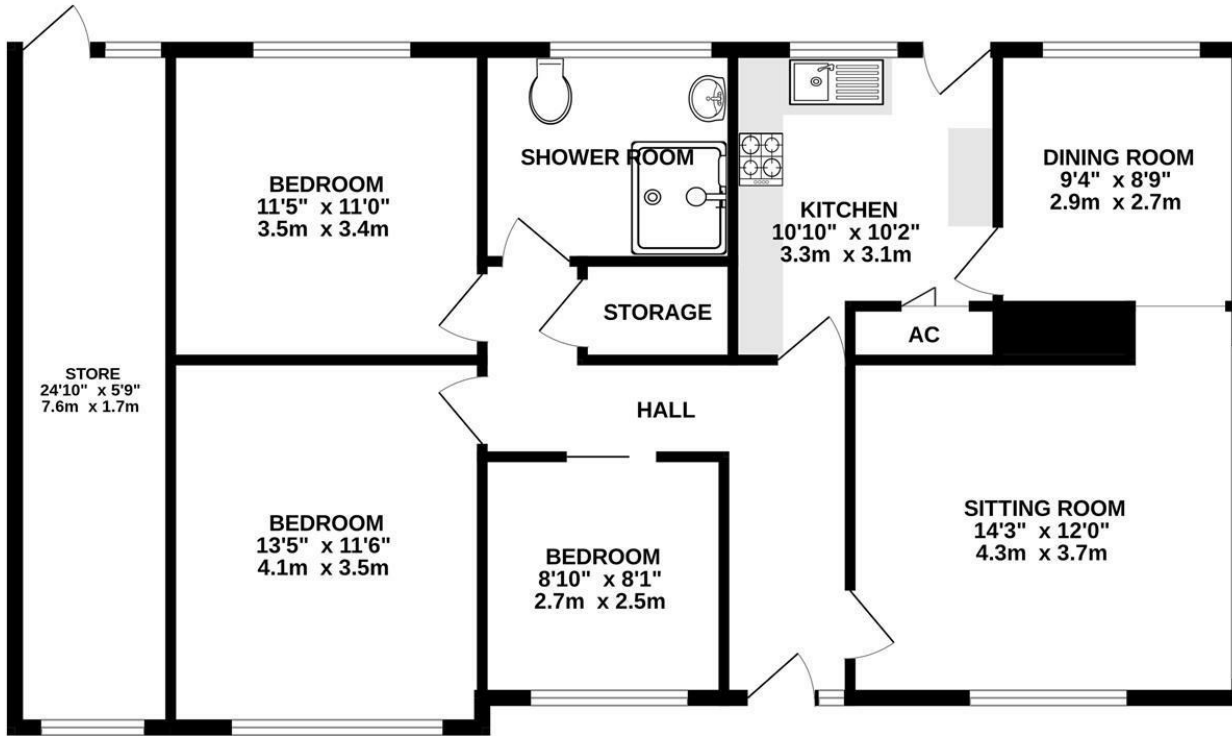
<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID

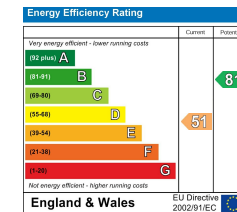
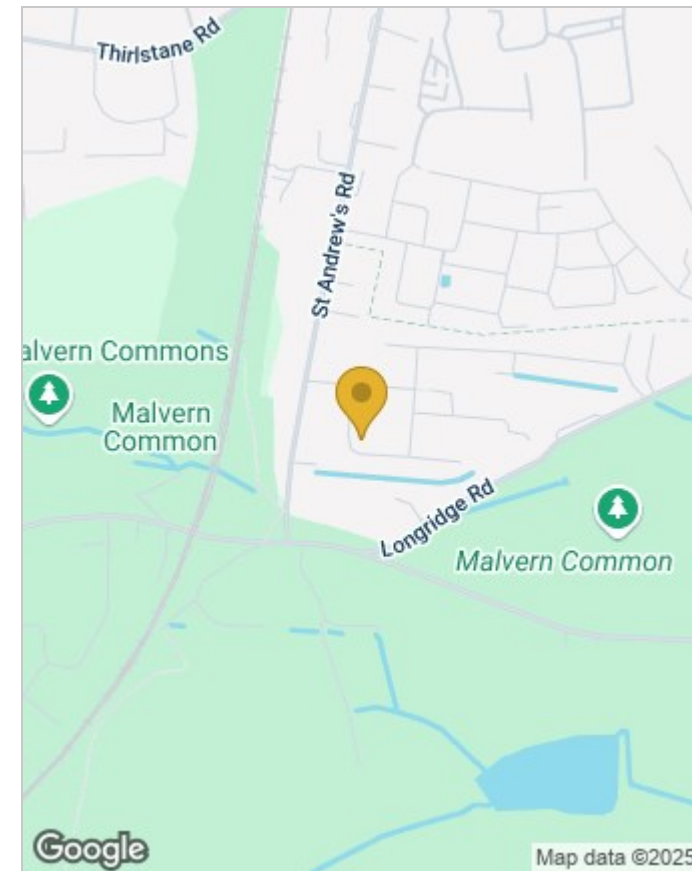
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

GROUND FLOOR 1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.