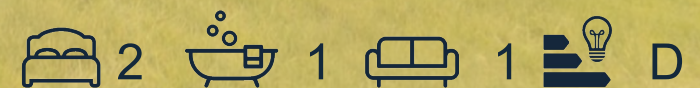




15 Hill View Close, Malvern, WR14 1EE

Price £295,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ MALVERN TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly are pleased to offer for sale this well presented two bedroom semi detached bungalow, situated in a quiet cul-de-sac, and within walking distance of the local shops and amenities and Malvern Link train station. The accommodation offers a light and spacious sitting room, kitchen/diner, two double bedrooms and a shower room. The rear and front gardens are mainly laid to lawn with a driveway providing space for off road parking. EPC - D.

ENTRANCE

Entrance through obscure double glazed door into:

HALLWAY

Doors to living room, kitchen, shower room, 2 bedrooms and storage cupboard. Loft hatch.

KITCHEN/DINER

10'10" x 8'10" (3.3 x 2.7)

Double glazed windows to the side and rear aspects with obscure double glazed door to the side of the property leading to the rear garden. Range of wall and base units with space for under counter fridge freezer, and washing machine. Built in oven. Roll top work surface and splash back with 4 ring electric hob and stainless steel extractor hood over. Stainless steel sink and drainer. Free standing gas boiler. doors to built in storage cupboards. Radiator.

SITTING ROOM

17'5" x 11'6" (5.3 x 3.5)

Double glazed bay window to the front aspect and further double glazed window to the side aspect. Painted mantle piece and surround with tiled hearth. Radiator.

BEDROOM 1

12'2" x 10'6" (3.7 x 3.2)

Double glazed window to the front aspect. Radiator

BEDROOM 2

10'10" x 9'10" (3.3 x 3)

Double glazed window to the rear aspect overlooking the garden. Radiator.

SHOWER ROOM

Obscure double glazed window to the rear aspect. Shower cubicle with electric shower and mermaid boarding. vanity unit with hand wash basin and tiled splash back. Low level WC and heated towel rail.





OUTSIDE - FRONT

To the front of the property is a lawned garden with views of the Malvern Hills and a tarmac drive providing off street parking. there is a timber gate leading along the side of the property to the rear garden.

OUTSIDE - REAR

To the rear is an enclosed lawned garden with established borders and a paved patio for alfresco dining. Timber shed.

Tenure

We understand (subject to legal verification) that the property is freehold. Council Tax Band: C

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.

Council Tax MHDC

We understand the council tax band presently to be : C

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).

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 - Malvern

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

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

Financial Services - Malvern

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.

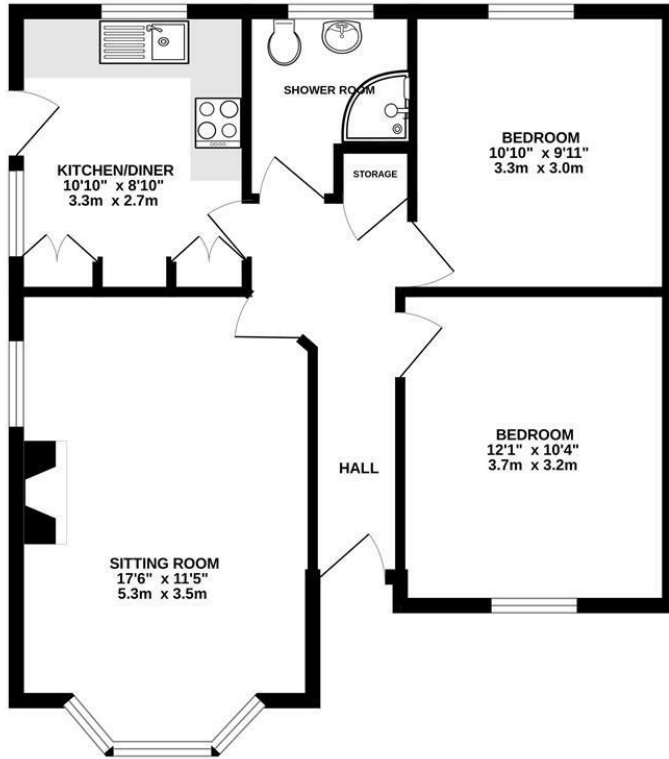
Verifying ID - Malvern

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.

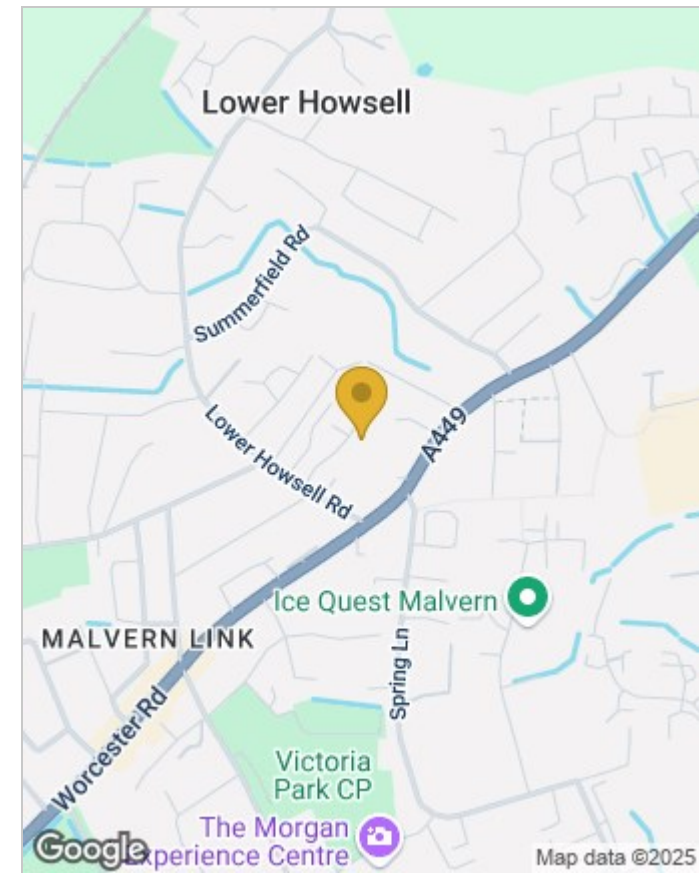
Viewings

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.

GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.0 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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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102-150 A		85
81-101 B		
59-80 C		
45-58 D	56	
39-44 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.

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