

Philip Laney & Jolly

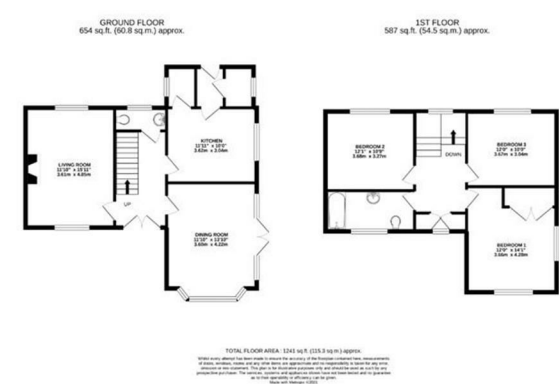


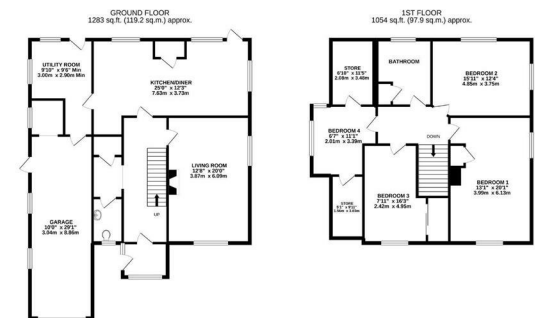
75 & 77 Albert Road South, Malvern, WR14 3DX
Guide Price £1,300,000

 7  2  3  E

Services

Mains electricity, oil, 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 in working order or free from any defects.





TOTAL FLOOR AREA: 2336 sq.ft. (217.1 sq.m.) approx.

Measurements taken from the centre of the property and are approximate. All dimensions are given in feet and inches. The actual dimensions may vary slightly from those given. The actual dimensions may vary slightly from those given. The actual dimensions may vary slightly from those given.



Tenure - Freehold

We understand that the property is offered for sale Freehold.

Council Tax MHDC - Malvern

We understand the council tax band presently to be : F
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 Malvern

We understand currently Fibre to the Cabinet 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/my-products>

Agents Note

Plot would welcome potential to build (subject to necessary planning consents)

77 - PINE WINDS

Entrance

Entrance through glazed porch into hall.

Hallway

Doors to kitchen diner, living room, WC and storage cupboard.

Living Room

Dual aspect room with windows to the side and front aspect.

Kitchen Diner

Dual aspect room with windows to the side and rear aspect.

Utility Room

Windows to the side and rear aspect. Door to the garage.

Garage

First Floor Landing

Doors to the bedrooms and bathroom.

Bedroom 1

Dual aspect room with windows to the side and front aspect.

Bedroom 2

Dual aspect room with windows to the side and rear aspect.

Bedroom 3

Window to the front aspect.

Bedroom 4

Window to the side aspect. Doors to 2 storage cupboards.

Bathroom

Bath, hand wash basin and low level WC. Door to airing cupboard. Radiator.

Outside

This property has a good sized garden which was once an arrangement of large greenhouses, which after the war served the community with local vegetables, salads and bedding plants.

Services

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PLEASE NOTE WATER IS NOT CONNECTED TO THIS PROPERTY AND IS SERVICED FROM NUMBER 75

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Broadband Malvern

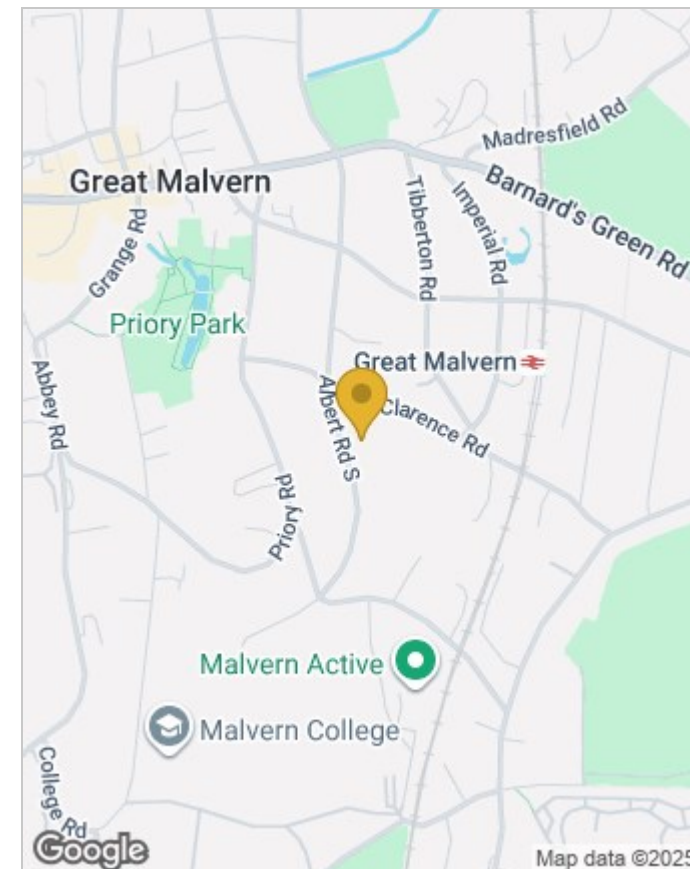
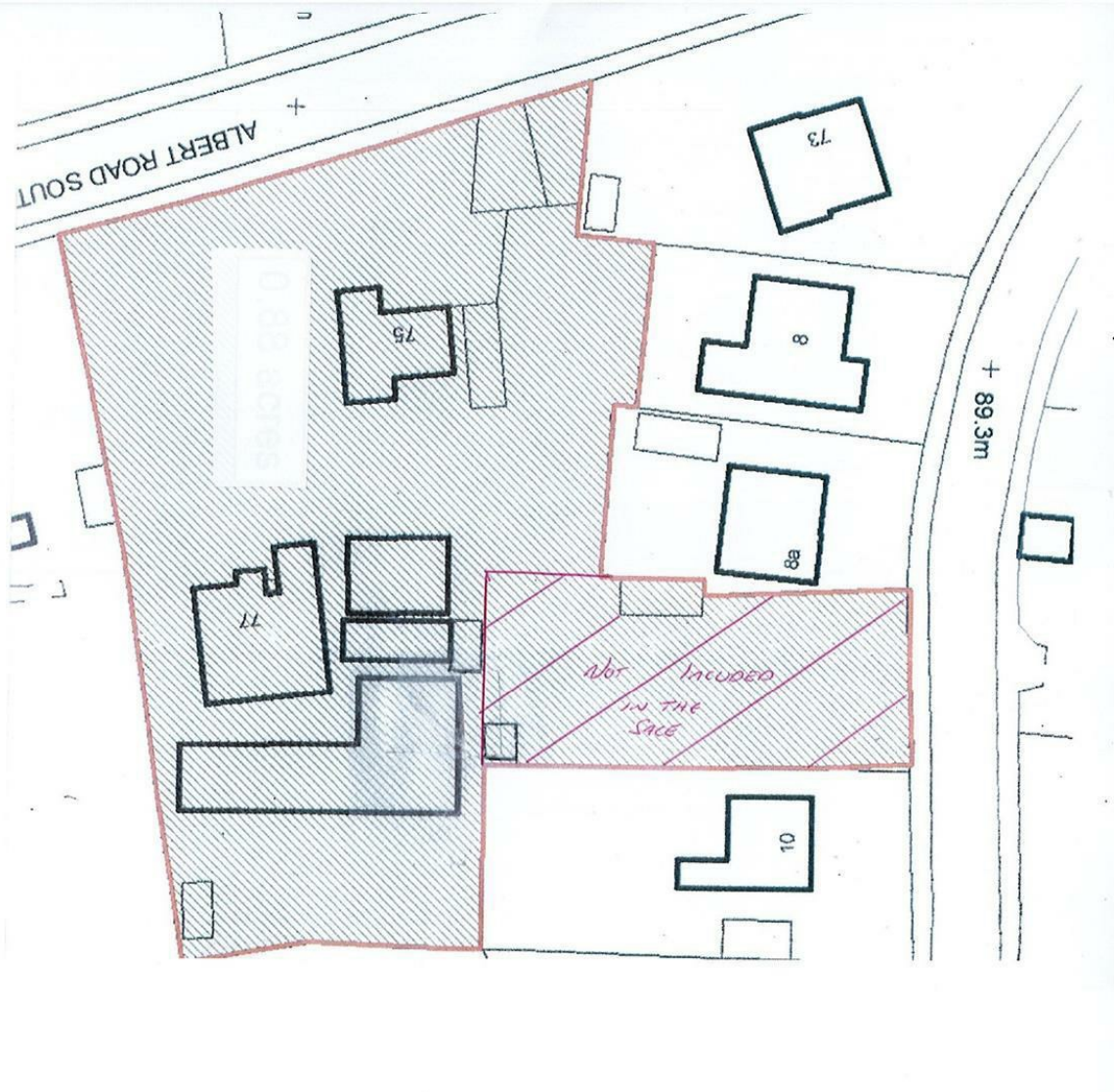
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Floorplans

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

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>



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(93 plus) A	
(81-91) B	
(69-80) C	74
(55-68) D	
(39-54) E	49
(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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