







## Property Description

Welcome to Malvern, a picturesque town nestle in the heart of Worcestershire renowned for its stunning natural beauty and rich history. Situated on Meadway, this charming end terrace house offers an idyllic retreat within this sought after area.

Located in the popular residential area of Malvern Link the area boasts a unique blend of quaint charm and modern convenience. Surrounded by the breath taking scenery of Malvern Hills, a wide range of amenities, schools and excellent transport links both road and rail with direct train links from Great Malvern and Malvern Link Stations to Worcester, Hereford, Birmingham and London.

The accommodation comprises two double bedrooms, a spacious lounge which has a cosy log burner and also offers enough space for dining area, a modern fitted kitchen; with stunning views over the Malvern hills and a well maintained first floor bathroom. The property also benefits from being double glazed and has gas central heating plus a log burner. The current vendor has re-roofed the property at the beginning of 2019.

Outside, the front offers off street parking while the rear gardens provides a peaceful outdoor space, ideal for unwinding amidst the serene surroundings.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, Iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a

minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with Iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Approach

Set back from the roadside, behind a driveway and graveled front garden, gate to side offering access to garden, door onto entrance hall.

## Entrance Hallway

Door to front elevation, staircase rising to first floor, wood effect floor, ceiling light point, doors onto kitchen and lounge.

## Kitchen

9' 7" x 7' 1" ( 2.92m x 2.16m )

Having double glazed window to front, which offers stunning views over the local Malvern hills. Kitchen having a range of wall and base units, square edge work surface, inset sink and drainer, integrated electric hob with electric cooker beneath, integrated dishwasher, space for washing machine and fridge/ freezer, part tiled walls, ceiling light point.

## Lounge

17' 1" max x 13' 1" max ( 5.21m max x 3.99m max )

A spacious lounge having double patio door to rear, offering ample space for both lounge and dining furniture, log burner with feature surround, panelled radiator, wood effect floor, ceiling light point.

## First Floor Landing

Stairs rising from ground floor, doors onto two bedrooms and bathroom.

## Bedroom One

13' 1" x 9' 11" ( 3.99m x 3.02m )

Master bedroom having double glazed window to rear, fitted carpet, panelled radiator, ceiling light point.

## Bedroom Two

13' x 9' 2" ( 3.96m x 2.79m )

Second double bedroom having double glazed window to front, fitted carpet, panelled radiator, ceiling light point.

## Bathroom

A well maintained bathroom comprising of panelled bath with shower over, low flush W/C, wash hand basin, tiled floor, part tiled walls, ceiling light point.

## Rear Garden

A large fully enclosed rear garden having lawn area, flower boards, graveled path leading from front of the house to rear, gate to side offering access to front, further patio to rear, gate to rear leading to additional parking for large vehicles.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**EPC Rating: D**

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Tenure: Freehold



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