



**Connells**

Yates Hay Road  
Malvern



## Property Description

Connells are delighted to acquire this well-presented semi-detached home offering ample living accommodation with sitting room, snug and dining room plus two double bedrooms upstairs and study! The property further benefits from having driveway to the front providing off road parking and generous rear garden with large outbuilding which can be utilised as a garden shed or summer house.

## Accommodation Details

The property comprises of entrance hall, sitting room, snug, dining room, kitchen, two bedrooms, study and bathroom.

The property further benefits from having driveway and enclosed rear garden.

## Entrance Hall

Side facing double glazed window, pendant ceiling light, single panel radiator.

## Sitting Room

10' 10" plus bay window x 9' 6" ( 3.30m plus bay window x 2.90m )  
Front facing double glazed window, pendant ceiling light, wall lights, double panel radiator, gas fire.

## Snug

12' 7" x 11' 8" ( 3.84m x 3.56m )  
Side facing double glazed window, door to kitchen and sitting room, stairs to first floor, pendant ceiling light.

## Dining Room

Irregular Shaped Room 21' 8" x 5' 4" ( 6.60m x 1.63m )  
Front and side facing double glazed windows, two pendant ceiling lights, double panel radiator, smoke detector, door to larder unit, wooden laminate flooring.

## Kitchen

9' 6" x 9' 8" ( 2.90m x 2.95m )  
Recess spotlights, double panel radiator, gas range cooker, space and plumbing for washing machine, sink bowl sink drainer unit, space for fridge freezer, wooden laminate flooring.

## Bathroom

Rear facing double glazed window, WC, pedestal wash hand basin, panel bath with shower over, part tiled walls, extractor fan, double panel radiator.

## First Floor Landing

Side facing double glazed window, doors to bedroom one and study, pendant ceiling light.

## Bedroom One

9' 5" x 9' 1" ( 2.87m x 2.77m )  
Front facing double window, pendant ceiling light, single panel radiator.

## Study

9' 1" x 10' 6" ( 2.77m x 3.20m )  
Side facing double glazed window, door to bedroom two, pendant ceiling light.

## Bedroom Two

9' 11" x 9' 6" ( 3.02m x 2.90m )  
Rear facing double glazed window, pendant ceiling light, single panel radiator.

## Outside Front

To the front of the property there is a paved driveway providing off road parking and a gravelled area, access to the front door via the side of the property.

### Outside Rear

To the rear of the property there is an enclosed garden which is mainly low maintenance with mature shrubs surrounding, paved and gravelled area with access to outbuilding.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: E**

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Tenure: Freehold



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