



Merton Road, Malvern Link

£220,000  
Guide Price



PLATINUM PROPERTY AGENTS

253 Worcester Road

Malvern

WR14 1AA

T: 01684 898800

Web: [www.platinum-property.co.uk](http://www.platinum-property.co.uk)

Email: [malvern@platinum-property.co.uk](mailto:malvern@platinum-property.co.uk)

## 12 Merton Road, Malvern, WR14 1ND

Very well presented extended Victorian three bedroom home nestled within walking distance of Malvern Link, boasting two reception rooms, a lovely kitchen, WC, playroom, dressing room. and off-road parking. EPC E

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### Property Location

Malvern Link is an established residential location and home of the prestigious Morgan car company. It's facilities include train station, doctors, veterinary and dental surgeries, selection of banks, primary and secondary schools, numerous shops and a variety of restaurants and public houses. Also within Malvern Link is a supermarket and close to hand is the Newlands Retail and Business Park.

Directions - Leave our office and take a right hand turn into Richmond Road. Continue along Richmond Road and take the first turn left into Merton Road where the property can be found.

## Property Details

Merton Road is situated in the heart of Malvern Link within walking distance to a variety of shops, amenities, Victoria Park and Malvern Link train station which has a direct line to London. The Victorian property is approached by a generous block paved off road parking space to the front and side access via a passageway to the rear garden. Double glazed entrance door leads into the spacious and light lounge with double glazed sash window to front and fireplace. Wood effect laminate flooring. Door to dining room with window to rear and generous under stairs cupboard with power, fireplace. Opening up to the well fitted Kitchen with a range of base and eye level units and work surface, stainless steel sink unit, space for cooker, space and plumbing for washing machine and dishwasher, door to cloakroom with WC and wash hand basin. A playroom at the rear provides an extra reception room with seating space and double doors opening onto the rear garden. There are three good sized bedrooms and a dressing room to the first floor along with a bathroom with white suite.

The rear garden is very pretty mainly laid to lawn with a paved patio area, gated side access, pathway to the rear of the garden and a shed with fencing to the borders.

LOUNGE 12' 11" x 10' 10" (3.94m x 3.3m)

DINING ROOM 10' 10" x 10' 6" (3.3m x 3.2m)

KITCHEN 7' 8" x 7' 5" (2.34m x 2.26m)

WC

PLAYROOM 7' 05" x 9' 09" (2.26m x 2.97m)

LANDING

MASTER BEDROOM 11' 03" x 11' 02" (3.43m x 3.4m) Max measurement

DRESSING ROOM 7' 02" x 7' 10" (2.18m x 2.39m)

BEDROOM TWO 10' 10" x 10' 1" (3.3m x 3.07m)

BEDROOM THREE 10' 10" x 7' 04" (3.3m x 2.24m) Max measurement

BATHROOM

GARDEN

GENERAL INFORMATION Council tax Band B, Rental Potential £795PCM

### Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

## Additional Property Services

### Platinum for Sales

- Free market valuation for potential sellers
- Accompanied viewings
- Extensive Internet and Newspaper Marketing
- Inclusive Legal Fees option

### Platinum for Landlords

- Full Management, Let Only and Professional Landlord packages
- Buy to Let, Student Let and HMO experienced
- Rent Guarantee, Inventories and regular inspection inclusive option
- Marketing only option for the professional

### Platinum for Buyers

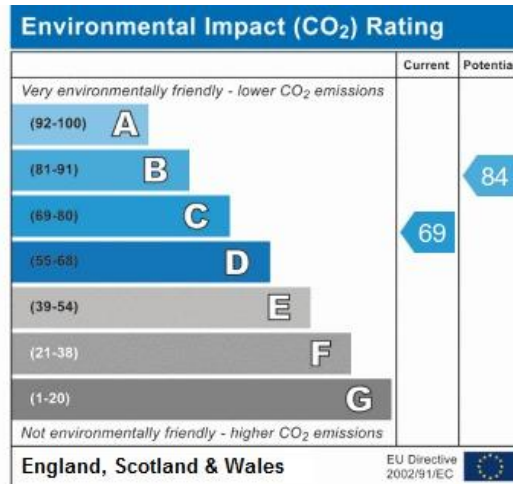
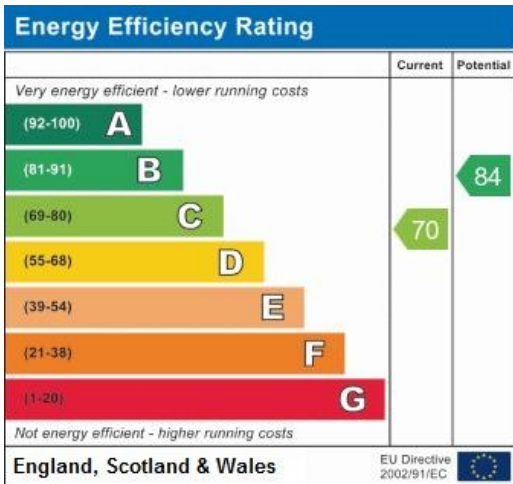
- Accompanied viewings
- Free independent mortgage advice
- Solicitor Quotations
- Home Buyer Survey Quotations

## Platinum for Mortgages

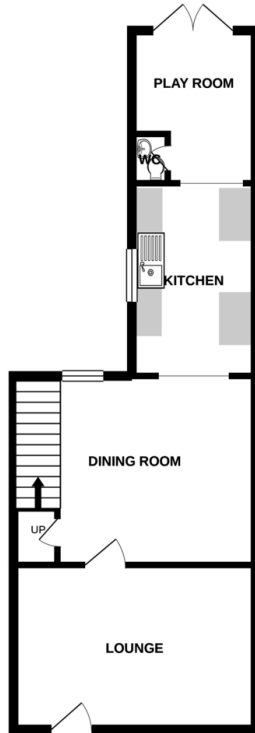
- Independent “whole of market” Mortgage search
- Independent “whole of market” Insurance Illustrations
- Investment property specialists
- No additional charge for advice

Please contact your local office for further information.

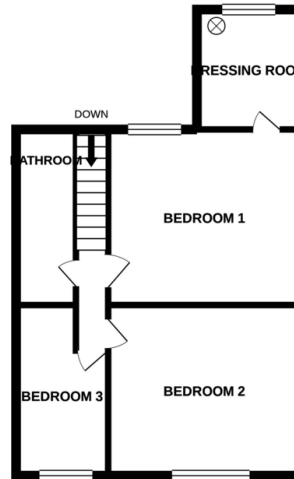




GROUND FLOOR



1ST FLOOR



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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