



2 St. Bernard Drive, Malvern, WR14 3PY  
Guide Price £400,000





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

Philip Laney & Jolly Malvern welcome to the market 2 St Bernard Drive. Set within the attractive and peaceful setting in Malvern, this beautifully presented three bedroom bungalow offers a wonderful opportunity to purchase a home of quality in a highly sought after location. The property welcomes you with an inviting open plan living and dining area featuring a charming woodburner that creates a cosy focal point for everyday living and relaxed evenings. The well appointed kitchen includes elegant wooden work surfaces that combine style with practicality and provide an ideal space for those who enjoy cooking.

The bathroom has been thoughtfully designed with a modern suite that includes both a bath and a separate shower, ensuring comfort and convenience for all. Each of the three bedrooms is generously sized and offers excellent flexibility for family living, visiting guests or home working.

A particular highlight is the westerly facing garden which enjoys beautiful private views of the Malvern Hills. The garden is mainly laid to lawn and offers a peaceful outdoor retreat with an extensive seating area that is perfect for entertaining or simply unwinding. A quality summerhouse with power together with a wooden shed adds further versatility and enjoyment to the space.

Additional benefits include off road parking, a garage, double glazing and gas central heating which all contribute to the comfort and practicality of the home. The property is offered with no onward chain and presents an excellent opportunity for those looking for a well maintained bungalow in a desirable Malvern location.

EPC: D Council Tax Band: D Tenure: Freehold

**Entrance**

Composite front door with obscure double glazed panel into:

**Hallway**

Cupboard housing 'Worcester' combination boiler. Ceiling light point and radiator. Access to loft (partially boarded and fully insulated), light and ladder.

**Living/Dining Area**

**Dining Area**

Double glazed window to side aspect. Radiator and ceiling light point.

**Living Room**

Double glazed window to the front and side aspects. 'L' shaped living area with feature woodburner and wooden mantle over. Radiator and ceiling light point.

**Kitchen**

Kitchen fitted with a range of wall and base units with one and a half sink and drainer. Space and plumbing for washing machine. Space for gas cooker and space for fridge freezer. Vinyl flooring. Ceiling fan and chrome heated towel rail. Door to:

**Utility Room**

Window to front and side aspects. Space and plumbing for dishwasher. Door to garden.

**Bedroom One**

Double glazed window to rear aspect. Radiator and ceiling light point with ceiling fan.

**Bedroom Two**

Double glazed window to rear aspect. Radiator and ceiling light point.

**Bedroom Three**

Double glazed window to the side aspect. Radiator and ceiling light point.







#### Bathroom

Obscure double glazed window to side aspect. Bath with mixer tap, shower cubicle, pedestal wash hand basin and low level WC. Two chrome heated towel rails. Ceiling spotlights.

#### Outside - Front

Lawned area with tarmac driveway providing off road parking for two cars. Access to garage and garden.

#### Outside - Rear

Access via wrought iron gate. Path to west facing garden with feature views across to the Malverns. Garden mainly laid to lawn with borders and enclosed by timber panel fencing. Outside power. Extensive seating area with wooden shed. Summer House with power and lighting.

#### Garage

Double glazed UPVC door to rear and obscure double glazed window. Power and lighting.

#### Parking

Parking for the property is to the front providing off road parking for two cars.

#### 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 in working order or free from any defects.

#### Tenure - Freehold

We understand that the property is offered for sale Freehold.

#### Floorplan

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.

#### Council Tax MHDC

We understand the council tax band presently to be : D

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/my-products>

#### Mobile Coverage

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

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

#### Verifying ID

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.

#### Financial Services

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.

#### Viewings

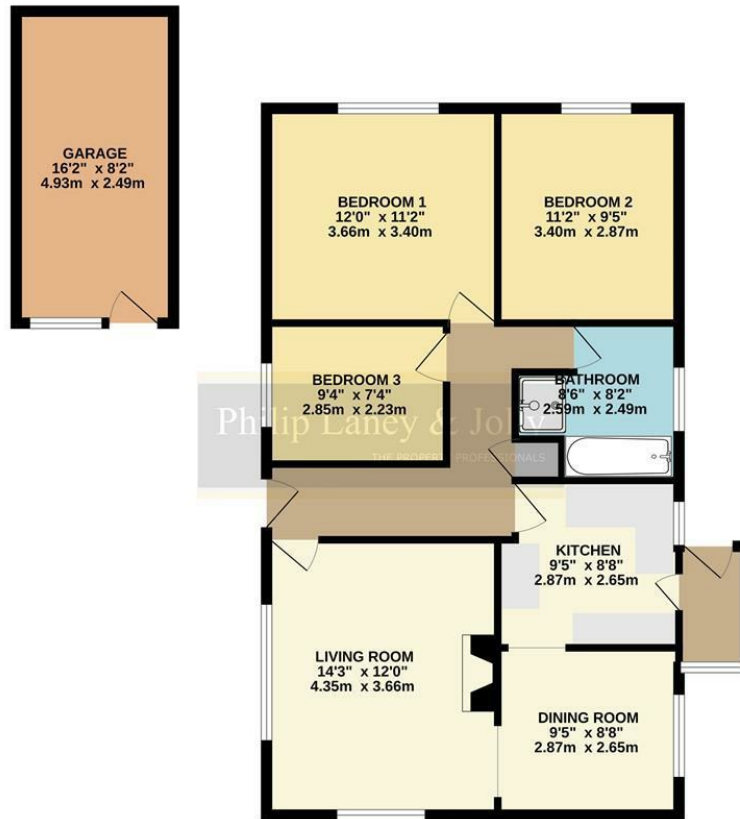
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

#### Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

## GROUND 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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