





Property Description

The Gardeners House, is situated in a sought-after location of West Malvern and has been thoughtfully refurbished, to a high standard, throughout. The period property now benefits from a modern design which in brief comprises, to the ground floor a Snug, Kitchen Dining Family Room, whilst to the first floor are three Bedrooms and Bathroom and to the second floor is a further Bedroom and Ensuite Shower Room. The fore garden is laid to lawn and the rear garden has been landscaped with a raised seating area and a lower relaxing area. With the benefit of being fully re-wired and has a new Worcester gas central heating system, this property is ready for you to enjoy.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Entrance

Hardwood door opens in to the Entrance, with stone tiled flooring, stairs rising to the First Floor, door to the Snug and door to the Dining Room.

Snug

11' 9" x 11' 1" (3.58m x 3.38m)
The Snug is the perfect place to enjoy the winter evenings, fitted with a woodburner inset to an exposed brick chimney place, with slate hearth. Sash window to the front aspect, radiator and exposed original wooden flooring. Door to an understairs storage cupboard and an internal window to the Kitchen Area.

Kitchen/ Dining/ Family Room

The Dining Room opens into the Kitchen Family Room

Dining Room

11' 9" x 9' 10" (3.58m x 3.00m)
This spacious and light room, with the continuation of the tiled flooring, has many original features to include the built in cupboards either side of the exposed brick chimney breast and sash window to the front aspect. Radiator and stepping down into the Kitchen Family Area.

Kitchen/ Family Area

25' 11" x 9' 10" (7.90m x 3.00m)

The family area has plenty of room for soft furnishings, the ideal place to sit and enjoy a glass of wine. With the continuation of the tiled flooring throughout, radiator, double glazed aluminium doors open out to the raised seating area. Sash window to the rear aspect, overlooking the rear garden.

This beautiful Kitchen now consists of a newly fitted Kitchen, comprising base level coloured units with wooden working surfaces above, a matching larder style cupboard with drawers below, integrated fridge, freezer, dishwasher and washing machine. Under-unit Carron sink with mixer tap, space for slot in Cookmaster double oven with five ring gas hob, and a feature tiled splashback. Concealed Worcester combination boiler, sash window to the rear aspect, overlooking the rear garden.

First Floor

From the Entrance, stairs rise to the First Floor. The First Floor landing has space for a cosy seating area, with a sash window to the rear aspect, overlooking rooftops and towards the Herefordshire countryside. With doors off to three of the Bedrooms and the family Bathroom. With exposed wooden flooring, radiator and door to the Second Floor.

Bedroom Two

11' 9" x 11' 1" (3.58m x 3.38m)

A spacious double Bedroom, with sash window to the front aspect, ornamental fireplace and exposed painted floorboards. Radiator.

Bedroom Three

9' 10" x 7' 6" (3.00m x 2.29m)

With a sash window to the rear aspect, providing views over rooftops and towards open countryside. Radiator and exposed wooden floorboards.

Bedroom Four

11' 10" x 7' 6" (3.61m x 2.29m)

With sash window to the front aspect, ornamental fireplace and radiator.

Family Bathroom

The Family Bathroom is fitted with a double walk-in shower with waterfall effect showerhead and an additional attachment with tiled surround. Freestanding roll top bath

with mixer tap and shower attachment, low flush WC and floating wash hand basin with mixer tap. Feature panelling, tiled flooring and "ladder" style chrome radiator. Sash window to the rear aspect.

Second Floor

From the First Floor Landing, stairs rise to Bedroom One, with sash window to the front aspect.

Bedroom One

17' 8" x 12' 9" (5.38m x 3.89m)

A beautifully presented, generous sized and light Bedroom, with exposed painted beams, with wooden flooring, radiator and four large windows to the rear aspect providing stunning views over rooftops and towards open countryside. Access to storage cupboard within the eaves and door to the Ensuite Shower room.

En-Suite Shower Room

The En-suite shower room is fitted with a double walk-in shower cubicle with waterfall effect shower head with an additional attachment and tiled walls. Low flush WC and floating wash hand basin. Feature coloured panelling to the walls, "ladder" style chrome radiator and door to a storage cupboard within the eaves. Double glazed window to the ceiling, extractor to ceiling and tiled flooring.

Outside

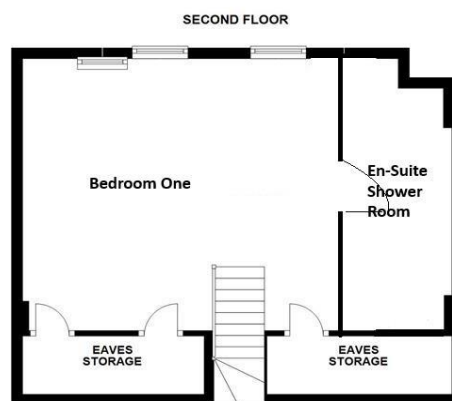
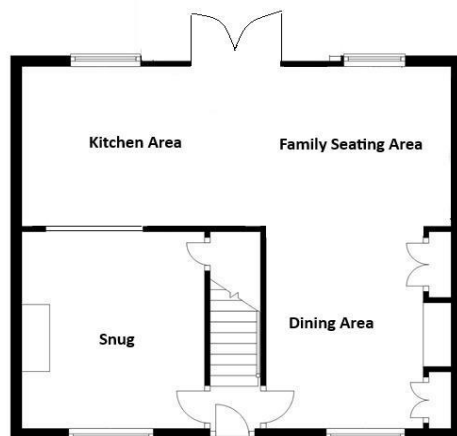
The garden to the front is laid to lawn with centralised steps leading down to the front door.

The garden to the rear of the property has been landscaped and now offers a raised seating area with steps down to a further seating area. Encompassed by timber fencing and newly planted 'Red Robin' Pleached Trees that offers a blend of vibrant colour and elegance, raised to create structure and privacy.

Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://www.youtube.com/watch?v=OrO8qhg4aDc&t=9s>





THE GARDENERS HOUSE, 32 MONTPELIER ROAD, WEST MALVERN

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EPC Rating: D Council Tax
Band: D

view this property online dennysalmond.co.uk/Property/MVN100202



Tenure: Freehold



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