



## 29A Duke Of Edinburgh Way

Malvern, WR14 1AX

Built around 2007, this spacious end-terrace house offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or buy to let investors.

Upon entering, you are welcomed into the entrance hall with cloakroom off, a well fitted kitchen and large living room with space for a dining area. To the first floor are two bedrooms and a neat bathroom.

One of the standout features of this home is the sunny rear garden, which offers a private outdoor space perfect for entertaining.

Located in the picturesque town of Malvern, this property benefits from a friendly community and is close to local amenities, schools, and parks. The surrounding area is known for its stunning natural beauty, with the Malvern Hills providing a stunning backdrop for outdoor activities.

**Guide Price £215,000**

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## Entrance Hall

UPVC double glazed entrance door leads into the Entrance Hall with wood effect flooring, painted staircase rising to the First Floor Landing, radiator, under stair storage cupboards, doors to the Kitchen, Living Room and Cloakroom. A useful recess provides a great space for coat hooks.

## Cloakroom

The Cloakroom is fitted with a low-level WC and wall mounted wash basin with tiled splashback. Centre light, extractor vent, radiator and wood effect flooring.

## Kitchen

6'10" x 11'11" (2.10 x 3.65)

The Kitchen is comprehensively fitted with a range of white fronted base and eye level units under wood effect working surface with tile splashback and stainless steel sink unit with mixer tap. Plumbing for washing machine, integrated electric oven with four burner gas hob and extractor hood above. Space for fridge freezer, radiator, wall mounted Worcester combination gas central heating boiler, wood effect flooring and double glazed window to front elevation.

## Living Room

18'0" x 12'3" (5.51 x 3.74)

Double glazed French doors lead to the rear garden, double glazed window to side, radiators, wood effect flooring, centre and wall lights.

## First Floor Landing

The staircase rises to the First Floor Landing with hatch to loft space, airing cupboard with slatted shelving and radiator within and doors to all rooms.

## Master Bedroom

14'3" x 12'4" (4.35 x 3.78)

The spacious Master Bedroom has a large double glazed window to the rear with an open aspect over the park area beyond. Radiator, decorative wall panelling.

## Bedroom Two

12'0" x 9'6" (3.67 x 2.90)

Double glazed window to front, radiator, built-in over stair storage cupboard and further built-in wardrobe with hanging rail and shelving.

## Bathroom

The Bathroom is fitted with a white suite comprising panelled bath with mixer tap and shower attachment, pedestal basin and low-level WC. Full tiling to walls, radiator, obscure double glazed window to side and extractor vent.

## Outside

To the front of the property is a block paved hardstanding which is enclosed by timber fencing and provides access to the entrance door. Gated side access leads to the rear garden beyond.

The rear garden is primarily laid to lawn with a block paved patio seating area and raised, timber edged shrub bed along with a further gravel and decked seating area to the rear of the garden. The plot is enclosed by a combination of timber fencing and mature hedging.

## Directions

From our Malvern office proceed on the A449 through Malvern Link towards Worcester. Bear left into Queen Elizabeth Road and then second right into Duke of Edinburgh Way. The property will be located on the left as indicated by the Agents For Sale board.

## Council Tax Band

We understand that this property is council tax band B. This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

## Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

## Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet:- [https://youtu.be/xEqT\\_ghWTZA?](https://youtu.be/xEqT_ghWTZA?)



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