Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



62 Longridge Road, Malvern, WR14 3JB

£400,000

A period, semi detached property in a quiet, tucked away location with refurbished, well proportioned accommodation, parking and large garage/workshop. The property is situated very close to lower Peachfield Common with schools, local shops and a bus stop nearby. Briefly comprising:- reception hall with tiled floor, cloakroom, sitting room with fireplace, dining room/snug with patio doors to garden, refitted dining kitchen with built in Rangemaster cooker and bi-fold doors to the garden, three bedrooms plus a dressing room/office space, ensuite to the master bedroom and a family bathroom. Outside there is gated off road parking, low maintenance garden to side and rear of the house, plus large 7.5m x 5m garage/workshop. Offered for sale with no onward chain.







www.allan-morris.co.uk
malvern@allan-morris.co.uk

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MAYFAIR
OFFICE GROUP

62, Longridge Road, Malvern, WR14 3JB



Half opaque glazed door opens to:

RECEPTION HALL
With tiled floor, stairs to first floor, part panelled walls with wall lights, central heating thermostat and doors to:

SITTING ROOM
Front aspect bay double glazed window, fireplace with open grate, alcove cupboards and shelving, traditional style radiator.



SNUG/DINING ROOM
Side aspect double glazed patio doors to garden, space saving radiator, decorative brick fireplace with timber mantle.

CLOAKROOM
Re-fitted with WC and wash basin with cupboards,



DINING KITCHEN
Rear aspect, double glazed, bifold doors, space saving radiator, wood effect herringbone floor, rear aspect and side aspect double glazed windows. Re-fitted kitchen with wood work surface and including deep, soft close drawers and cupboards, Rangemaster cooker and extractor fan, double Belfast sink with mixer tap, space and plumbing for washing machine, built-in dishwasher, built-in bin cupboard, cupboard housing Worcester central heating boiler.

FIRST FLOOR LANDING
With large built-in cupboard with shelving, hatch to loft space. Doors to:-



BEDROOM ONE
Radiator, doorway to Dressing Room/Office space which has a rear aspect double glazed window and skylight. Door to:

ENSUITE
Side aspect, opaque double glazed window, large shower enclosure with a thermostatic shower, WC and wash basin with fitted cupboards, heated towel rail.

BEDROOM TWO
Side aspect double glazed window, radiator.



BEDROOM THREE
Front aspect double glazed window with a view of the Hills, radiator.

BATHROOM
Front aspect, double opaque glazed window, WC, wash basin with cupboard under, bath with mixer tap and thermostatic rainfall and adjustable showers, heated towel rail and radiator.

OUTSIDE
The garden at the rear is paved for ease of maintenance and perfect for potted plants, with an outside tap and a seating area. A gravelled drive to the fore of the double gates plus parking within the garden on the drive, which has a deep flower bed to the side well stocked with fruit trees and shrubs. The small front garden is enclosed by a metal fence. The gravelled drive (which the Deeds state offers the right to turn a vehicle) opens opposite Peachfield Common, which is maintained by the Malvern Hills Trust. Footpaths across the common lead up to the Malvern Hills which are designated as an AONB.

DOUBLE GARAGE/WORKSHOP
With sliding doors, double glazed windows to front and side, side aspect courtesy door, work bench, light and power.

DIRECTIONS
From the office proceed down Church Street and turn right after the traffic lights into Avenue Road and immediately right again into Priory Road. Follow the road along and at the right hand bend, bear left into Woodshears Road. At the junction turn right onto St Andrews Road. Go the end and turn left and left again into Longridge Road. At the left turn for Arosa Drive, you will see a drive immediately to the right, saying private drive. For viewings, please park on Longridge Road, opposite the common and walk up the gravelled drive to No 62.

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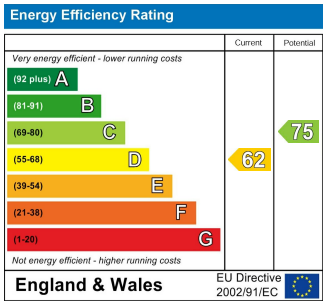
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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