



28 Larchfield Close, Malvern, WR14 1RA

Offers Over £250,000

A SEMI-DETACHED PROPERTY IN NEED OF COMPLETE REFURBISHMENT WITH A CORNER PLOT GARDEN, OFF ROAD PARKING & GARAGE ENBLOC. The property has three bedrooms, two reception rooms, kitchen and bathroom. There is gas to the property and the central heating is currently from a Baxi back boiler. Double glazing was installed a number of years ago.



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PORCH

Double glazed sliding door (not in use), door to:

HALL

Door to understairs cupboard, stairs to first floor, radiator, doors to:

LOUNGE

Front aspect double glazed window, gas fire with Baxi gas central heating boiler, radiator.

KITCHEN

Rear aspect double glazed window, door to pantry, kitchen units include one and a half bowl single drainer sink unit, mixer tap, plumbing for washing machine, gas cooker point, sliding door to dining room, door to garden.

DINING ROOM

Rear aspect double glazed window, radiator.

HALF LANDING

Side aspect double glazed window.

LANDING

Door to airing cupboard with hot water tank. Doors to:

BATHROOM

Rear aspect opaque double glazed window, WC, wash basin, bath with mixer tap, radiator, loft hatch.

BEDROOM TWO

Rear aspect double glazed window, view across Worcestershire, radiator,

BEDROOM ONE

Front aspect double glazed window, view of the hills, radiator, two double wardrobes to alcove.

BEDROOM THREE

Front aspect double glazed window, view of Hills, radiator.

OUTSIDE

Off road parking for several vehicles at the front of the house, corner plot garden (overgrown), path at the rear to courtesy door of garage.

GARAGE

Enbloc with up and over door, light and power, rear door to garden.

DIRECTIONS

From the office of Allan Morris proceed along Worcester Road. Follow the road onto the traffic lights and turn left into Newtown Road. Go past St Joseph's school on the left



hand side and take the second left into Nursery Road and first right into Larchfield Close. Hill Haven, number 28 can be found on the right hand side as indicated by the Allan Morris 'For Sale' board.

what3words - [///tornado.soil.heckler](https://www.what3words.com/#!/tornado.soil.heckler)





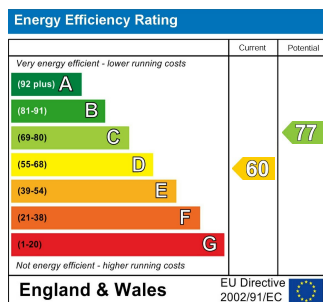
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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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