



**46 Giffard Drive, Welland, WR13 6SE**

**Price Guide £295,000**

A detached three bedroomed house in this popular residential location. The property is in need of some updating but has been loved and maintained over the years. In brief, the accommodation comprises: hallway, with two separate cupboards, guest WC, kitchen, dining room/office, living room and large sun room to the ground floor. To the first floor, complementing the three good sized bedrooms is the family bathroom with airing cupboard. There is an enclosed and level rear garden, garage and off road parking plus a lawned foregarden. Offered in a NO CHAIN SALE situation, we highly recommend viewing internally.



# 46, Giffard Drive, Welland, WR13 6SE

## ENTRANCE

Approached over the driveway with walkway to the storm porch and front door opening into:

## HALLWAY

Wall mounted night storage heater, cloaks cupboard with hanging rail and shelf, door to understairs storage cupboard, stairs to first floor and door to:

## GUEST WC

Obscure double glazed window, wall mounted hand basin, low flush WC.

## KITCHEN

Double glazed window and double glazed patterned glass rear door onto the sunroom, matching range of wall and base units, electric cooker, dishwasher, washing machine, shelving units, wall mounted electric panel heater.

## OFFICE/DINING ROOM

With front facing double glazed window, slim wall mounted electric panel heater.

## LIVING ROOM

Double opening double glazed doors into the Sun Room, slim wall mounted electric panel heater.

## SUN ROOM

A generous room of brick and double glazed construction, ceiling fan and light, twin wall mounted lights, double opening doors onto the rear garden.

## FIRST FLOOR LANDING

With access to loft space and doors radiating off.

## BEDROOM THREE

Front facing double glazed window, wall mounted slim electric panel heater.

## BEDROOM ONE

Rear facing double glazed window, generous proportion, wall mounted slim panel heater.

## BEDROOM TWO

Rear facing double glazed window, wall mounted slimline panel heater, obscured views up to the Hills.

## BATHROOM

Pampas suite with panelled bath, pedestal hand basin, low flush WC, wall mounted heater, obscure double glazed windows, door to airing cupboard housing the insulated hot water cylinder and with shelving.



## EXTERNALLY

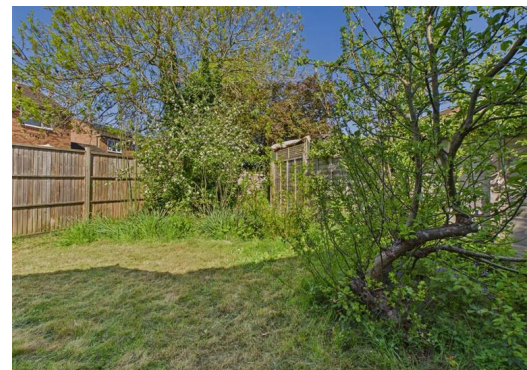
The rear garden is level, fenced and essentially laid to lawn, there are shrub and flower borders, a gated walkway leads between the house and garage to the front. There is a generous lawned frontage, driveway giving off road parking and the single garage.

## DIRECTIONS

From Malvern proceed in the direction of Malvern Wells along the Wells Road. Continue for some distance. Just after the Malvern Wells Primary School turn left into Upper Welland Road. Turn left at the T junction in the direction of Welland. Upon entering the village, take the first turning on the right into Giffard Drive. The property can be found quite a way down Giffard Drive on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please contact the Allan Morris office on 01684 561411.

## what3words

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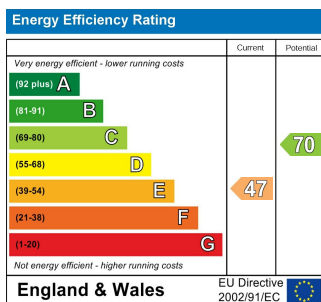
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Carpets will be included, but other items may be available by separate arrangement

**SERVICES:** 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: D

**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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