



## 26A Lower Wyche Road, Malvern, WR14 4ET Offers in excess of £230,000

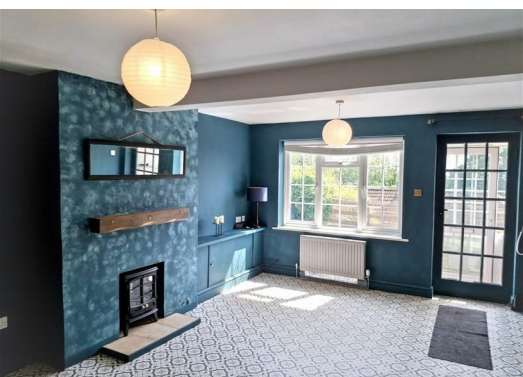
Situated in the sought-after village of Lower Wyche, on the eastern slopes of the Malvern Hills, this well-proportioned two-bedroom terrace home offers an excellent opportunity for first-time buyers, downsizers or investors alike. Enjoying a practical layout across two floors, the property combines comfortable living accommodation with a desirable location close to local amenities, schools, transport links and the stunning Malvern Hills.

The ground floor comprises a welcoming entrance leading into a spacious living room, providing ample space for both seating and dining furniture. To the rear, the fitted kitchen offers a range of wall and base units with worktop space and access to the rear of the property.

Upstairs, the first floor features two bedrooms, including a generous principal double bedroom and a well-proportioned second bedroom, ideal as a guest room, nursery or home office. A family bathroom completes the accommodation.

Located in the ever-popular Lower Wyche area, the property enjoys easy access to scenic walks across the Malvern Hills, whilst remaining within convenient reach of Great Malvern town centre, local shops, cafés and transport links.

Offering well-balanced accommodation in a highly desirable setting, this home presents an excellent opportunity for those looking to enjoy the best of Malvern living.



**Disclaimer**

- 1. MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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