



29 Cotswold Road, Malvern, WR14 2QF

Price Guide £300,000

A semi-detached property in a residential area with access to primary and secondary schools nearby and a range of shops in Barnards Green plus a mainline railway station. This well presented accommodation, refurbished by the current owners, briefly comprises:- reception hall, living room, dining/garden room with French doors to garden. well appointed kitchen, three bedrooms and the family bathroom. The property has gas central heating, Anglian double glazing and cavity wall insulation. The rear garden is of a good size and to the front is a foregarden and off road parking. We highly recommend an early viewing to appreciate all that this property has on offer.



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HALLWAY

Stairs to first floor, side facing double glazed window, cupboard housing fuse board, power points etc, doors radiating off.



LIVING ROOM

Front facing double glazed window, fireplace with wooden surround, radiator, shelving and door to:



DINING/GARDEN ROOM

A generous room at the rear of the property with side facing double glazed window and rear facing double glazed, patio doors, radiator, feature fireplace, built-in cupboard with shelving, further understairs cupboard, inset shelving and door to:



KITCHEN

With double glazed door opening to the front and double glazed back door, rear facing double glazed window and radiator. Very well appointed with a matching range of wall and base units, inset bowl and a half sink unit, AEG induction hob with AEG cooker hood over, AEG eye level double oven and grill, Baxi central heating boiler.



FIRST FLOOR

Landing with side facing double glazed window, access to partially boarded loft with drop down ladder and light.



FAMILY BATHROOM

Well appointed with white suite comprising: close coupled WC, panelled bath, pedestal hand basin, good sized shower unit with glazed screen, extractor unit, towel rails, side and rear facing double glazed window.

BEDROOM TWO

Rear facing double glazed window, radiator, airing cupboard with insulated hot water cylinder and slat shelving.

BEDROOM ONE

Double glazed front facing picture window, radiator.

BEDROOM THREE

Front facing double glazed window, radiator, built-in cupboard with shelving.

OUTSIDE

To the rear is a level and private garden which is essentially laid to lawn. A generous decked area runs from the back of the house, it benefits from outside lighting, tap, mature shrub borders and a good sized garden shed with access to the front.

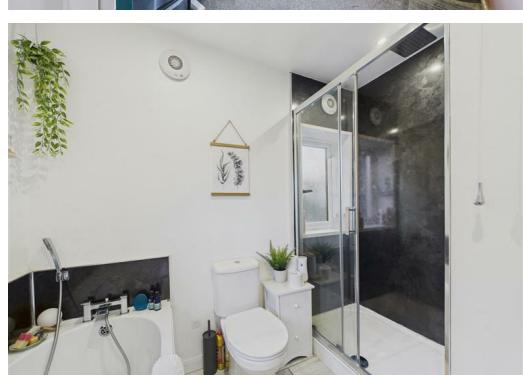
The foregarden is essentially laid to lawn with offroad parking.

DIRECTIONS

From the Malvern Office of Allan Morris & Ashton turn left down Church Street, over the traffic lights towards Barnards Green. Turn left into Madresfield Road, turn right into Cotswold Road and the property will be found on the left hand side, as indicated by the agent's For Sale Board.

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. 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: B

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		65	74
EU Directive 2002/91/EC			

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