Philip Laney & Jolly



40 Britten Drive, Malvern, WR14 3LG

Guide Price £275,000

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Philip Laney & Jolly Malvern are pleased to present this three-bedroom house situated on Britten Drive, in a popular residential area of Malvern. The property offers a good amount of potential, with three well-proportioned bedrooms, comfortable living accommodation, a private rear garden with views towards the Malvern Hills, off-road parking and a garage.

The property invites cosmetic improvements, giving the new owner the opportunity to modernise and personalise the home to their own taste. The existing layout provides a good foundation, with a good amount of space throughout and plenty of scope to update the interiors and create a home that works well for modern living.

The private rear garden is a particular feature of the property, providing a pleasant outdoor space for relaxing, entertaining or enjoying the views towards the Malvern Hills. The garden offers plenty of potential for those looking to make the most of the outside space, while the garage and off-road parking provide useful additional practicality.

The property is also well placed for access to local amenities, schools and everyday facilities, including Chase High School, making it a convenient location for families and those looking to be close to the amenities Malvern has to offer.

With its combination of useful accommodation, good outside space, parking and scope for improvement, this property provides an excellent opportunity for a new owner to put their own stamp on a home in a popular Malvern location.

EPC: C Council Tax Band: C Tenure: Freehold

Entrance Porch
Obscure double glazed door to front with double glazed windows to side. Ceiling light point. Double glazed door leading into:

Living/Dining Room
Large double glazed window to front aspect and double glazed window to rear aspect. Electric fire. Two radiators and ceiling light points. Stairs rising to first floor. Door off to:

Kitchen
Double glazed door and window to rear aspect. Matching wall and base units with worksurfaces over. One and a half stainless steel sink and drainer. Integrated 'Whirlpool' oven and 4 ring gas hob with extractor over. Space and plumbing for washing and fridge freezer. Tiled splashback. Large understairs storage cupboard housing 'Worcester Bosch' combi boiler with light. Larder/Pantry cupboard.

First Floor Landing
Double glazed window to side aspect. Radiator. Access to loft. Doors off to:

Bedroom One
Double glazed window to front aspect. Radiator and ceiling light point.

Bedroom Two
Double glazed window to rear aspect. Built-in storage. Radiator and ceiling light point.

Bedroom Three
Double glazed window to front aspect. Radiator and ceiling light point.

Bathroom
Obscure double glazed windows to rear and side aspects. Panelled bath with dual taps over and pedestal wash hand basin. Tiled splashbacks. Heater lamp. Radiator and ceiling light point.

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Obscure double glazed window to side aspect. Low level WC. Ceiling light point.























Rear Garden
Initial patio area leading around to the side of the property with gated access to the front. Step up to patio pathway which leads to the rear of the garden, with one side laid to lawn and the other laid to gravel and has been used for growing vegetables. Garden enclosed by brick walls and hedge.

Garage
Electric roller door. Power.

Parking
There is off road parking for two vehicles on the driveway.

COUNCIL TAX MHDC
We understand the council tax band presently to be : C
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Tenure Freehold
We understand that the property is offered for sale Freehold.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Broadband
We understand currently Full Fibre Broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

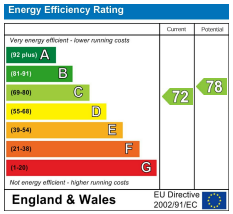
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.







Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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