



## Hope Cottage 129 Court Road, Malvern, WR14 3EF

£300,000

A detached character cottage tucked away behind solid timber gates, offering welcoming accommodation. The location is convenient for accessing Peachfield Common, the hills, a mainline train station and local shops in Barnards Green, plus a short walk to Great Malvern facilities. The well presented, up dated accommodation has a view of the hills and briefly comprises;- conservatory dining room, attractive kitchen with appliances, large sitting room with log burner, two double bedrooms and a bathroom. Benefiting from gas central heating, double glazing and solar panels. The cottage has a pretty courtyard garden which also can be used for off road parking and has external storage. The welcoming accommodation on offer is recommended for viewing.



# Hope Cottage, 129 Court Road, Malvern, WR14 3EF

## ENTRANCE

Double glazed French doors open to:

## CONSERVATORY/DINING ROOM 9'10" x 8'9" (3.02m x 2.67m)

With polycarbonate roof, double glazed windows, view of the hills, electric underfloor heating, tiled floor, bi-fold double glazed door to:

## KITCHEN 9'10" x 8'10" (3.00m x 2.70m)

Range of fitted units to eye and base level with wood work surface and including one and a half bowl ceramic sink unit with mixer tap and waste disposal, space and plumbing for washing machine, built in fridge and freezer and dishwasher, cupboard housing Worcester gas central heating boiler, plate rack and display shelving, Rangemaster five ring gas hob cooker, radiator, tiled floor with underfloor heating, floor level lighting, control panel for electric underfloor heating. Door to:-

## SITTING ROOM 16'0" x 12'1" (4.88m x 3.70m)

Front aspect double glazed window with radiator under, side aspect double glazed window, side aspect, uPVC door to courtyard, stairs to first floor, double radiator, log burner with slate hearth, oak floor, burglar alarm control panel, door to under stairs cupboard with light and power.

## FIRST FLOOR LANDING

With doors to:

## BEDROOM ONE 9'4" x 12'0" (2.86m x 3.68m)

Front aspect double glazed window with view of hills and radiator under, side aspect double glazed window, hatch to roof space.

## BEDROOM TWO 8'9" x 8'11" (2.67m x 2.73m)

Side aspect double glazed window, radiator under, alcove cupboard and shelving, hatch to roof space.

## BATHROOM

Side aspect obscure double glazed window, P shaped bath with central mixer tap and thermostatic shower over, corner close coupled WC, circular wash basin with cupboard under, heated towel rail, built in linen cupboard, tiled walls and floor.

## SOLAR PANELS

Owned outright by Hope Cottage and is purely for domestic electricity to property (none sold to grid)



## OUTSIDE

The property has solid double timber gates to the front giving access to the courtyard, which can be used to park a vehicle off the road. The courtyard has a view of the hills and is stone paved and gravelled with a low stone wall, a log store and a concealed garden shed and storage, which has light and power.

## DIRECTIONS

From the town centre, proceed down Church Street and go straight across at the traffic lights. Turn right onto Avenue Road and first right into Priory Road. At the fork in the road, bear left onto Woodshears Road and proceed past Malvern College on the right to the junction with Court Road. Turn right and the property is on the left hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411.





**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

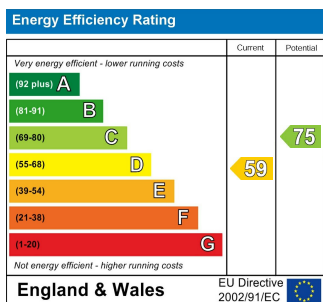
**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: D59 Potential: C75

**SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 82270



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
- No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- Rents quoted in these particulars may be subject to VAT in addition, and
- Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn