Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



28 Cockshot Road, Malvern, WR14 2TT

£350,000

A well-proportioned detached property situated in a sought-after Great Malvern location offered with no onward chain. The property requires full modernisation and offers tremendous scope for upgrading/improvement to create a lovely family home. The accommodation comprises: entrance porch, inner hallway, living room, conservatory, kitchen, downstairs toilet, under-stair pantry and storage cupboard. To the first floor are three bedrooms and a family bathroom. The property benefits from a private driveway, integral garage and gardens to the front and rear.
An internal inspection is highly recommended to appreciate the property's position and considerable potential. Offered for sale with no onward chain.







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MAYFAIR OFFICE GROUP

28, Cockshot Road, Malvern, WR14 2TT



ENTRANCE PORCH
Front facing uPVC double glazed windows and front door, inner door leading to:

HALLWAY
Front facing uPVC double glazed window, storage cupboard, understairs pantry cupboard. Doors leading to:

LIVING ROOM
Front facing uPVC double-glazed window, uPVC double-glazed sliding doors leading to the sun-room, wall mounted light points, fire place with stone hearth.



SUNROOM
Brick and uPVC double glazed construction, French doors giving access to the rear garden.

KITCHEN
Rear facing uPVC double-glazed windows overlooking the garden, uPVC double-glazed door giving access to the rear garden, floor and wall mounted kitchen units, worktops, stainless steel sink & drainer unit, gas and electric cooker points, plumbing for washing machine.



W/C
Frosted uPVC double glazed window, hand wash basin, low-level w/c, chrome-heated towel rail.

LANDING
Rear facing uPVC double-glazed window, access to the loft, doors to the bedrooms and bathroom.

BEDROOM ONE
Front facing room with uPVC double-glazed window, exposed floorboards and built-in wardrobe.



BEDROOM TWO
Rear facing room with uPVC double glazed window overlooking the rear garden, exposed floorboards.

BEDROOM THREE
Front facing room with uPVC double glazed window, exposed floorboards.

BATHROOM
Frosted uPVC double glazed window, paneled bath, hand-wash basin, low-level W/C, wall-mounted mirrors, partly tiled walls, exposed floorboards.



OUTSIDE
The property is approached via a front garden & driveway with parking for two cars. A pathway to the side of the property gives access to the private rear garden which is in need of some maintenance.

DIRECTIONS
From the Allan Morris office in Great Malvern head down Church Street and straight over at the traffic lights, taking the second left into Albert Road North. After some distance take the second right into Cockshot Road. Continue along this road passing the turning to Tennyson Drive on the right hand side. The property will then be located on the right hand side of the road, just past the Tennyson Drive turning.

what3words - ///looks.moods.fairly

ASKING PRICE- £350,000











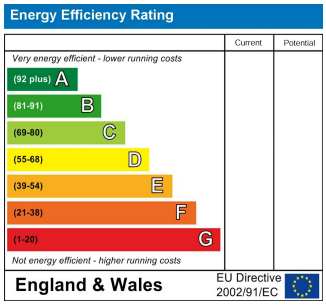
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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: 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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