

Philip Laney & Jolly



35 Duke Of Edinburgh Way, Malvern, WR14 1AX  
Guide Price £225,000





Philip Laney & Jolly Malvern introduce to the market this three-bedroom terraced home on Duke of Edinburgh Way, set in a popular residential area of Malvern. It offers an excellent opportunity for families looking for a comfortable home in a convenient location.

The property has a good-sized rear garden, ideal for entertaining, family time, or relaxing outdoors.

Inside, the accommodation provides living room, spacious kitchen, diner, WC/utility area three bedrooms and bathroom. The property benefits further from double glazing and gas central heating, creating a warm and practical living environment throughout the year. The property is offered with no onward chain, allowing for a straightforward and quick move.

The location is very convenient, with local shops, well-regarded schools, and leisure facilities all close by, making day-to-day living easy and accessible.

This well-presented three-bedroom home is a great choice for families or anyone looking to move into a popular part of Malvern. Early viewing is advised to appreciate what this property has to offer.

EPC: C Council Tax Band: B Tenure: Freehold

**Front Garden**

Pathway leading to the front door. Stoned areas to either side of the pathway.

**Entrance Hallway**

Double glazed opaque front door. Two double glazed obscure windows to left side of the door. Stairs leading to first floor. Two ceiling spot lights. Radiator. Tiled flooring. Doors to:

**Living Room**

Radiator. Ceiling light point. Double glazed window to front aspect. Double glazed window to rear aspect. Two wall light points. Feature fireplace with log burner.

**Kitchen**

Tiled flooring. Radiator. Two ceiling light points. Matching wall and base units. Granite effect worktops over. Tiled splashbacks. Storage cupboard housing meters and fuse box. Space for fridge-freezer and free standing oven. Space and plumbing for dishwasher. Double glazed window to front and rear aspect.

**Rear Hallway**

Radiator. Ceiling light point. Loft hatch. Double glazed door to rear aspect.

**WC/Utility Room**

Low level WC. Radiator. Ceiling light point. Space and plumbing for washing machine and tumble-dryer. Housing Worcester Bosch combination boiler. Stainless steel sink with tap over. Tiled splashback. Mounted wall units. Double glazed obscure window to rear aspect.

**Landing**

Ceiling light point. Loft access. Double glazed window to rear. Airing cupboard.

**Bedroom 1**

Double glazed window to front aspect. Radiator. Ceiling light point. Built in wardrobe/storage cupboard.

**Bathroom**

Double glazed obscure window to rear aspect. Ceiling light point. Heated towel rail. Panelled bath. Electric Mira shower over. Addvent extractor vent. Walls half tiled.

**Bedroom 2**

Ceiling light point. Double glazed window to front aspect. Radiator.

**Bedroom 3**

Radiator. Ceiling light point. Double glazed window to rear aspect.







#### Rear Garden

Paved seating area. Patio pathway to the left hand side leading up to the rear of the garden. Mid section of garden laid to lawn. The rest of the garden benefitting from multiple vegetable patches. Patio area housing shed on concrete platform. Enclosed by wooden fencing.

#### Council Tax Worcester - Malvern

We understand the council tax band presently to be : B

Worcester Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### 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.

#### Floorplan

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.

#### Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### 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.

#### Tenure - Freehold

We understand that the property is offered for sale Freehold.

#### 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. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

#### 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:

#### Parking

Parking for the property is on street parking nearby.

#### 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>

EE - Good outdoor, variable in-home

O2 - Good outdoor

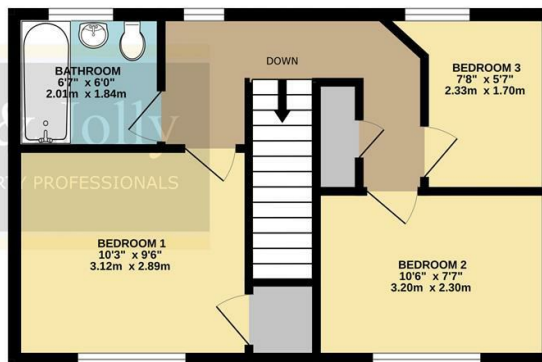
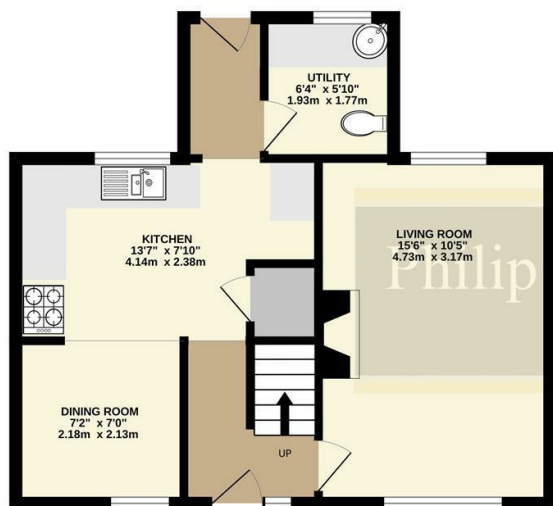
Three - Good outdoor

Vodafone - Good outdoor, variable in-home

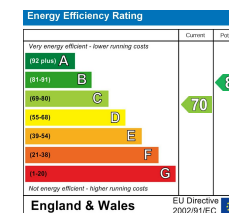
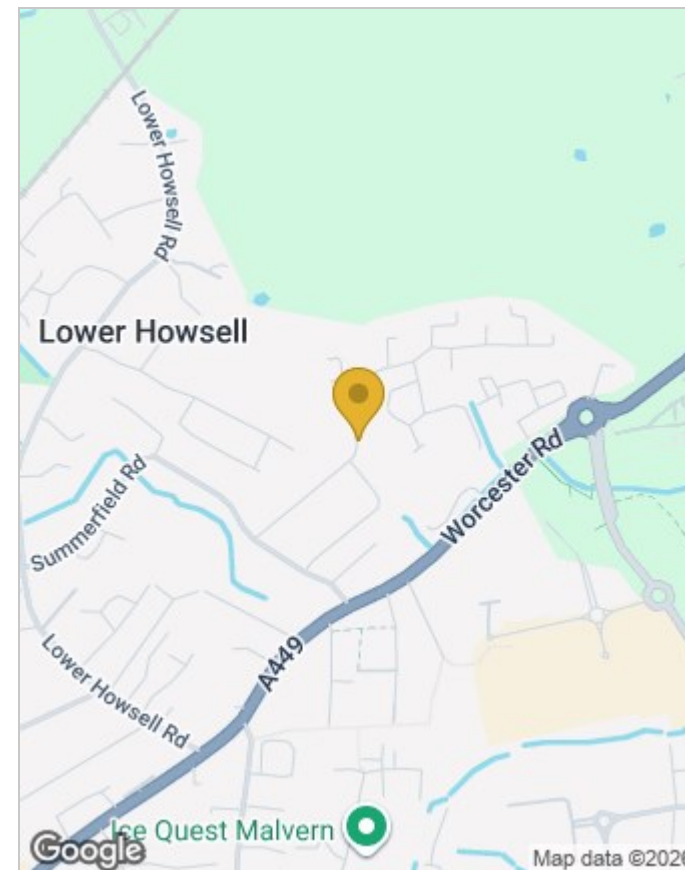


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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