



10 Coppice Close

Malvern, WR14 1LE

Located in a popular residential area, close to the local amenities of Malvern Link to include Transport Links, Schools, Shops, Cafes and more. This detached two bedroom bungalow offers well proportioned accommodation which in brief comprises Entrance Hall, Kitchen Dining Room, Living Room, Two Bedrooms and Bathroom. The property further benefits from gas central heating, double glazing, off road parking, garage and a beautifully maintained rear garden. Offered for sale with no onward chain. EPC awaited.

£335,000

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Entrance Hall

Double glazed obscured entrance door opens to the spacious Entrance Hall, with doors off to all rooms, door to the Garage and doors to storage and Airing cupboard currently housing slatted shelving and radiator. Access to loft space via hatch and drop down ladder.

Kitchen Dining Room

12'0" x 10'11" (3.66 x 3.33)

This room offers plenty of space for a dining table and the Kitchen is fitted with a range of base and eye level units with tiled splashback and working surface. Four ring gas hob with extractor above, double electric oven and one and a half stainless steel sink unit with drainer and 'Swan' neck mixer tap. Space and plumbing for a washing machine and space for a further tall appliance. Radiator, coving to ceiling and dual aspect double glazed windows to the side and rear aspects. Double glazed obscure door to the side access.

Living Room

18'10" x 12'1" (5.75 x 3.70)

A particular feature of this room is the gas fire inset with granite mantle, hearth and surround. The two double glazed windows to the front and side aspect allow for natural light to fill the room. Coving to ceiling and radiator.

Bedroom One

10'11" x 12'0" (3.34 x 3.66)

Double bedroom with coving to ceiling, radiator and a double glazed window to the rear aspect overlooking the beautifully maintained rear garden.

Bedroom Two

9'9" x 12'0" (2.98 x 3.67)

Coving to ceiling, radiator, double glazed window to the side aspect and double glazed doors opening to the beautifully maintained rear garden.

Bathroom

Fitted with a white suite comprising low flush WC, panel bath with electric shower over and tiled surround. Vanity unit with sink and cupboards below and tiled splashback. Wood effect flooring, 'Ladder' style radiator and double glazed obscured window to the side aspect.

Garage

7'11" x 16'10" (2.42 x 5.14)

Fire door opens to the Garage with an electric up and over door, power, lighting and double glazed window to the side aspect. Wall mounted consumer unit and wall mounted boiler.

Outside

The fore garden is laid to lawn with a brick herringbone driveway, providing parking leading to the Garage and gated side access to the rear garden. The fore garden is laid to lawn for ease of maintenance, with mature shrubs and hedges behind a low brick wall.

The Garden to the rear of the property is laid to lawn with a paved seating area and mature shrub and flower filled borders. A paved path leads to the timber shed and additional seating area, the Garden is encompassed by timber fencing.

Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Agents Note

Please note this property is awaiting probate, which has been applied for. Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.



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.

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