



## 4 Mayfair Close, Malvern, WR14 1DB

£250,000

A beautifully presented two bedroomed semi detached house which has been refurbished by the current owner throughout, including new shower room, kitchen, flooring, blinds, etc. Situated in a quiet residential side road, the property in brief, which has Solar photovoltaics, keeping the running costs down, comprises: hallway, guest wc, dining kitchen, living room, two double bedrooms, shower room and enlosed and beautifully planted rear garden. Benefitting from a brick paved driveway, gated access to the garden, solar panels, double glazing and central heating, we strongly recommend internal viewing to appreciate what this home has on offer. Highly motivated vendor as onward property located.



## 4, Mayfair Close, Malvern, WR14 1DB

Approached over brick paved driveway and walkway to the front door, opening into:

### HALLWAY

With radiator and door to:

### GUEST WC

Obscure double glazed window, radiator, completely renovated with new vanity unit with hand basin, close coupled WC.

### DINING KITCHEN

Front facing double glazed window, patterned glass double glazed rear door, Karndean flooring, recently replaced range of matching range of wall and base units, built-in oven and grill, integral fridge freezer, integral slimline dishwasher, integral washing machine, inset sink with waste disposal unit, Bosch gas hob with hood over, ample space for table and chairs, radiator and door to:

### LIVING ROOM

Karndean flooring follows through to this light and airy room with rear facing double glazed window and patio doors, radiator, stairs leading to the first floor.

### LANDING

Obscure double glazed window, radiator, door to cupboard housing the Worcester central heating boiler with shelving.

### BEDROOM

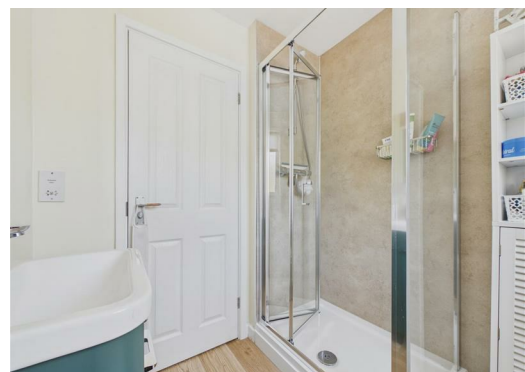
Front facing double glazed window, radiator, ceiling light and fan, access to part boarded loft space via drop down ladder, door to wardrobe.

### BEDROOM

Double bedroom rear facing double glazed window offering lovely views to the Malvern Hills, radiator, built-in double wardrobe with hanging rail and shelving.

### SHOWER ROOM

Obscure double glazed window, fully refurbished with new flooring, glazed shower unit, vanity unit with hand basin and mirror over, close coupled WC, ladder style radiator and extractor unit.

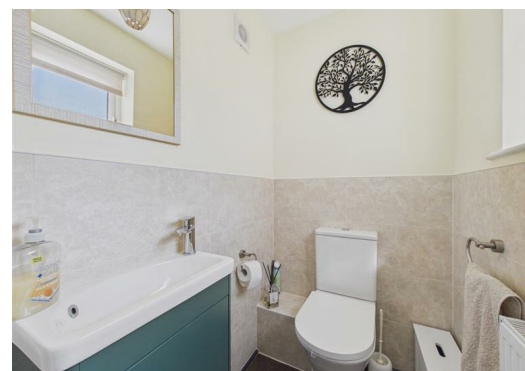


## EXTERNALLY

The rear garden has been beautifully designed with a good sized patio area, new good sized composite shed, external power points, electric roller shade, water butt, raised flower beds, well stocked borders and level lawn. It is fully enclosed with views up to the Hills. A passageway and gate leads to the front where the driveway provides off road parking.

## DIRECTIONS

From Great Malvern proceed along Worcester Road in the direction of Malvern Link to the traffic lights. Go straight on and straight on at the next set of lights, past Malvern Link common on the right hand side. Take the right turn immediately after the common onto Pickersleigh Road and at the T junction turn left and first right into Spring Lane. Go past the park and the rugby club and turn left. Mayfair Close is on the left hand side a short way along the road with number 4 being on the right hand side as indicated by the sale board. For more details or to arrange a viewing, please contact our Malvern office on 01684 561411 or [malvern@allan-morris.co.uk](mailto:malvern@allan-morris.co.uk)





**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 blinds are also included.

**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Solar voltaic panels. 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: B

**ENERGY PERFORMANCE RATINGS:** Current B 87

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 87      | 87        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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