



**83 Cowleigh Road, Malvern, WR14 1QL**

**Price Guide £315,000**

A very well-presented semi-detached property situated in a popular residential location to the north of Great Malvern. Comprising: porch, sitting room, open plan kitchen dining room which opens to garden, first floor landing, two double bedrooms and one single, family bathroom, generous front and terraced rear gardens with fine views from the terrace at the top. The property has uPVC double glazing and gas central heating and is very well presented throughout. We highly recommend an early viewing.



# 83, Cowleigh Road, Malvern, WR14 1QL

## GROUND FLOOR - Porch

Wooden front door with obscured glass panels into porch, glazed door into:

## Hallway

Side facing uPVC window, telephone point, radiator, stairs to first floor, with wooden spindle banister, wooden door to:

## Sitting Room 13'6" x 10'9", max into bay (4.12m x 3.30, max into bay)

Front facing uPVC bay window, open fireplace with tiled hearth and surround and wooden mantle, radiator, wooden floorboards, TV point, wall lights.

## Kitchen Dining Room

### Kitchen Area 14'9" x 5'7" (4.51m x 1.72m)

Range of Shaker-style floor and wall-mounted units, oak worktop with inset one and a half bowl ceramic sink and drainer unit with a mixer tap, integrated Neff electric oven and grill with gas hob and extractor hood over, space and plumbing for washing machine, integrated dishwasher, space for further appliances, pull out larder-style storage, side facing uPVC window, rear facing uPVC door to garden, radiator.

### Dining Area 10'9" x 11'11" (3.30m x 3.64m)

Double uPVC doors open to garden, fireplace with tiled hearth and wooden mantle, built-in storage cupboard, radiator, wooden floorboards.

## FIRST FLOOR Landing

Side facing uPVC window, wooden spindle banister, doors to:

### Bedroom One 11'11" x 10'10" (3.65m x 3.32m)

Front facing uPVC window with far-reaching view, bedroom fireplace with tiled surround and hearth, radiator, wooden floorboards.

### Bedroom Two 11'11" x 9'8" plus recess (3.64m x 2.95m plus recess)

Rear facing uPVC window looking towards the garden and Malvern Hills, radiator, built-in double wardrobe, wooden floorboards.

### Bedroom Three 5'11" x 7'4" (1.82m x 2.25m)

Front facing uPVC window, radiator.

### Bathroom 5'4" x 6'0" (1.65m x 1.83m)

Rear facing uPVC window, panel bath with mixer shower attachments over, tiled surround, low level wc, wash basin, heated towel rail, radiator, extractor fan.



## Front Garden

Steps lead up to a raised garden area stocked with a variety of mature shrubs, roses and heathers, a pedestrian gate and path leads to the rear garden. Stone wall to the front boundary.

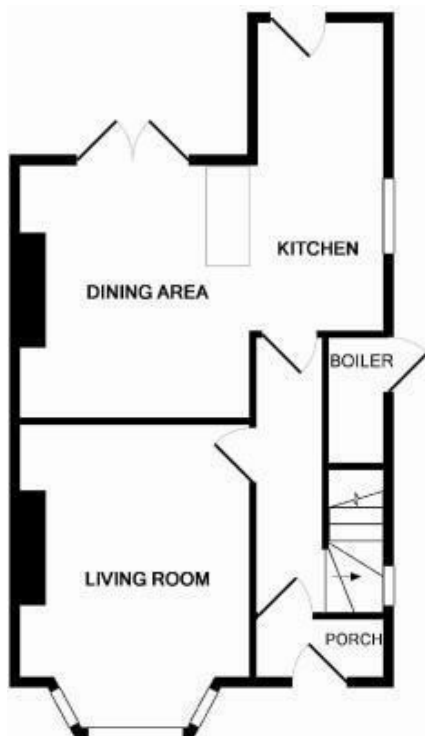
## Rear Garden

An attractive and generous terraced rear garden with a paved patio area and further areas laid to lawn, and wooden decking platform to rear of the garden, with a far-reaching view over the house towards Worcester, with the Malvern Hills behind. Enclosed by hedgerow and fencing. Storeroom housing Vaillant combi gas fired boiler and power points is found to the side.

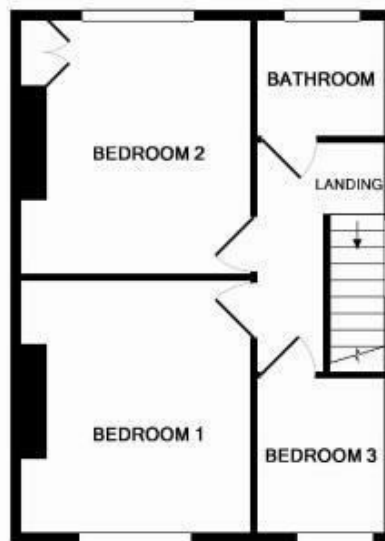
## DIRECTIONS

From the Allan Morris office in Malvern proceed along the Worcester Road towards Link Top. After a short distance turn left signed towards West Malvern and Bromyard into North Malvern Road. Take the first right turning into Cowleigh Road and continue for a short distance. After passing the junction with Belvoir Bank and Hornyold Road continue for about 100 metres and no. 83 is on the left hand side shown by the Allan Morris For Sale board. For more details please call the Malvern office on 01684 561411.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**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

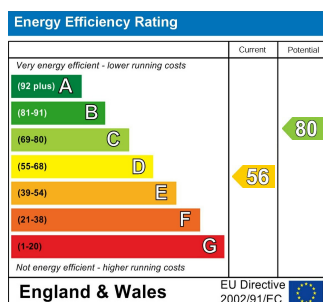
**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

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

**ENERGY PERFORMANCE RATINGS:** Current: D56 Potential: C80

**SCHOOLS INFORMATION:**

Local Education Authority: Worcestershire LA: 01905 822700



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