



23 Bramble Close, Malvern, WR14 2UW

Price Guide £255,000

A very well presented semi detached home situated in Malvern Link close to local amenities. The property in brief comprises of; entrance hall, kitchen, lounge, conservatory, two double bedrooms and bathroom. The property further benefits from having off road parking for three cars, enclosed and level rear garden and uPVC double glazing throughout. We strongly recommend internal viewing to appreciate what this home has to offer.



23, Bramble Close, Malvern, WR14 2UW

ENTRANCE

Approached over terrace driveway to storm porch and the double glazed front door opening into:

HALLWAY

Radiator, under stairs storage, stairs to the first floor.

KITCHEN 11'7 x 6'2 (3.53m x 1.88m)

Front facing double glazed window, matching range of wall and base units, inset bowl and a half stainless steel sink unit, Vaillant ECOFIT central heating boiler, under counter space for washing machine and tumble drier, inset gas hob with cooker hood over, built-in electric oven and grill, space for upright fridge freezer, radiator, breakfast bar and downlighters.



LIVING ROOM 13'1 x 12' (3.99m x 3.66m)

Double patio doors, opening to the conservatory, feature fireplace with stone back and base and ornate surround with inset coal effect gas fire, television aerial point, door to under stairs storage cupboard with shelving.



CONSERVATORY 7'11 x 10' (2.41m x 3.05m)

Fully double glazed with low brick walls, wall light, power points, double opening doors to the back garden, laminate floor and electric panel heater.



FIRST FLOOR LANDING

With side facing double glazed window, doors to:

MAIN BEDROOM 9'4 x 12'6 (2.84m x 3.81m)

rear facing double glazed window, radiator, range of wardrobes.



BATHROOM

Pedestal hand basin, ladder style radiator, panelled bath with shower over and glazed screen, close couple WC, access to loft space, extractor unit.



BEDROOM TWO 8'9 x 9'1 (2.67m x 2.77m)

Twin front facing double glazed windows, radiator, built-in cupboard housing pressurised hot water system with shelf.

EXTERNAL

The fore garden is essentially laid to lawn with flower borders and shared driveway offering three off road parking spaces.

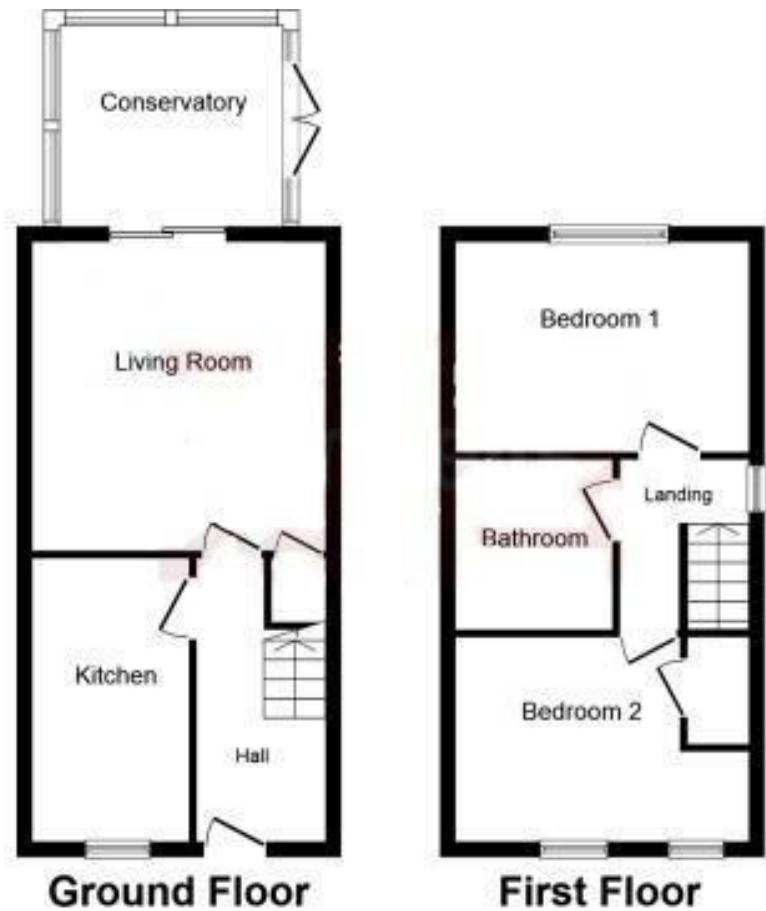
The rear garden is full enclosed and has fencing and gate to the front, bin storage area and wooden shed, water butt and walkway around the house leading to steps and raised beds to the main area which is stone chipped with shrub tree and flower borders.

DIRECTIONS

From the Allan Morris office in Great Malvern head down Church Street and straight over at the traffic lights onto Barnards Green Road. Take the fifth left onto Madresfield Road and continue to the end turning left at the roundabout

onto the B4208 Worcester Road. Continue for some distance and turn right at the traffic lights onto Townsend Way. Take the second turning on the left into Maybank and then the first left again into Bramble Close. Bear left again and the property can be found on the right hand side. For more information, or to arrange a viewing, please contact us on 01684 561411.





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by [audioagent.com](#)

EPC

Material Information Report

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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: D55 Potential: B85

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

(ii) 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;

(iii) 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;

(iv) Rents quoted in these particulars may be subject to VAT in addition, and

(v) 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