Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



40 Nursery Road, Malvern, WR14 1QY

£325,000

A well-presented semi-detached property situated in a popular residential location in Malvern, enjoying views of the Malvern Hills to the front. The accommodation comprises an entrance hallway, inner hall, lounge/dining room, refitted kitchen, conservatory/garden room, three bedrooms and a refitted shower room. Externally, the property benefits from a front driveway providing access to an integral garage, together with an enclosed rear garden. The property is fully double glazed and conveniently located for local schools, access to the Malvern Hills and Malvern town centre.







www.allan-morris.co.uk
malvern@allan-morris.co.uk

naea | propertymark
PROTECTED

MAYFAIR
OFFICE GROUP

40, Nursery Road, Malvern, Worcestershire, WR14 1QY



ENTRANCE HALL/PASSAGE
The property is accessed via a side passage, with doors to both the front and rear, providing access from the driveway and through to the rear garden. The passage also benefits from obscure-glazed uPVC windows to the side and built-in storage.

HALLWAY
Stairs to first floor, door to;



LOUNGE AND DINING ROOM
Front-facing, with a uPVC window, fitted fireplace with stone surround and inset living-flame gas fire, and a television point. A door opens into the kitchen, while sliding doors lead into the conservatory.

CONSERVATORY
uPVC-framed conservatory with a low brick wall and double-glazed windows to two sides. Sliding patio doors open onto the rear garden. Further features include a tiled floor, power points and lights, including ceiling spotlights.

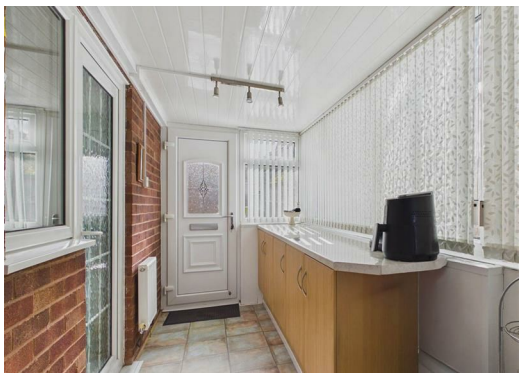


KITCHEN
Front-facing, with a uPVC window overlooking the garden. The refitted kitchen comprises a range of base-level units with quartz worktops, a stainless-steel sink and drainer, and a matching quartz windowsill. Integrated appliances include an electric double oven, microwave oven, gas hob with a black glass finish, and slimline dishwasher. There is also space and plumbing for an automatic washing machine. A door opens into the dining area.



FIRST FLOOR - LANDING
The landing has a cupboard housing the lagged hot-water cylinder, loft access via a drop-down ladder, and doors leading to the bedrooms and shower room.

BEDROOM ONE
Front-facing double bedroom with uPVC double-glazed windows offering views towards the Malvern Hills. The room benefits from a range of built-in wardrobes with sliding doors, together with additional bedside and overhead storage cupboards.



BEDROOM TWO
Rear-facing double bedroom with a uPVC double-glazed window overlooking the garden and offering views beyond. There is also a built-in single wardrobe.

BEDROOM THREE
Front-facing bedroom with a uPVC double-glazed window offering views towards the Malvern Hills. The room also benefits from a large built-in wardrobe with a hanging rail.

SHOWER ROOM
Fitted with an obscure-glazed uPVC double-glazed window, a large walk-in shower cubicle with mixer shower fittings, a low-level WC, a wall-hung washbasin, additional fitted storage cupboards and an electric heater.

FRONT GARDEN AND DRIVEWAY
The property is approached via a block-paved driveway leading to the front entrance and garage. The front garden features planted borders and is enclosed by fencing to either side.

GARAGE
The garage has a metal up-and-over door, power and lighting, and a wall-mounted gas boiler.

REAR GARDEN
The enclosed rear garden features a paved patio seating area, with the remainder laid to lawn and complemented by flowering borders. An outside tap is also provided.

DIRECTIONS
From Great Malvern follow Worcester Road north towards Malvern Link. At the first set of traffic lights and turn left into Newtown Road. Go past St Joseph's school on the left-hand side and take the left turn into Blackmore Road, Take the next right into Nursery Road. Number 40 can be found just after the right hand bend in the road on the left hand side. For any queries relating to the property or to book a viewing, please call the Malvern Office on 01684 561411 or email us at malvern@allan-morris.co.uk











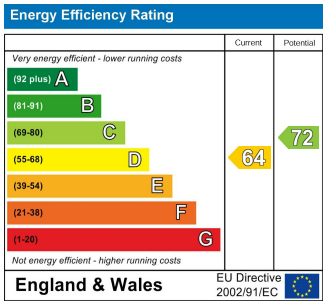
Allan Morris estate agents
naea | propertymark PROTECTED
MAYFAIR OFFICE.CO.UK



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 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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

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:
(i) 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;
(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