

Philip Laney & Jolly

20 Crystal Crescent, Malvern, WR14 3RR

Asking Price £280,000

3 1 1 B

Philip Laney & Jolly Malvern are delighted to bring to the market this beautifully presented mid-terrace house, ideally situated in a desirable corner position within Crystal Crescent, Malvern. Offered to the market with no onward chain, the property provides a fantastic opportunity for buyers looking for a home that is ready to move into, combining comfortable living accommodation with a nice degree of privacy.

The property offers three well-proportioned bedrooms, making it an ideal choice for families, first-time buyers or those looking for additional space.

Upon entering, you are welcomed into a bright and inviting living room, providing a comfortable space to relax and unwind. To the rear of the property is the modern kitchen-diner which is a real highlight, offering plenty of room for both everyday dining and entertaining, with a practical layout suited to modern living.

Further accommodation includes a convenient downstairs WC, while upstairs there is a family bathroom serving all three bedrooms.

Outside, the property benefits from a private rear garden, providing a lovely space to enjoy the warmer months, with the added advantage of gated rear access. There are also two off-road parking spaces positioned directly to the front of the property, offering valuable convenience for both residents and visitors.

The property's corner position within the development is another appealing feature, providing a tucked-away setting with no immediate surrounding plots. Combined with the benefit of no onward chain, three bedrooms, modern kitchen-diner and two parking spaces, this is a lovely opportunity to acquire a well-located home in Malvern.

EPC: B Council Tax Band: C Tenure: Freehold

Entrance Hallway
Composite front door with obscure glazing. Radiator and ceiling light point. Stairs rising to first floor. Doors off to:

Living Room
Double glazed window to front aspect. Radiator and ceiling light point.

Middle Hallway
Storage cupboard. Smoke alarm and ceiling light point.

W C
Pedestal wash hand basin and low level WC. Radiator and ceiling light point.

Kitchen/Diner
Double glazed window to rear aspect and double glazed French doors leading out into garden. Modern wall and base units with worksurface over. Integrated washing machine, dishwasher, oven and fridge freezer. Induction hob with extractor over. One and a half stainless sink and drainer. Radiator and two ceiling light points.

First Floor Landing
Storage cupboard. Ceiling light point and doors off to:

Bedroom One
Two double glazed windows to the front aspect. Radiator and ceiling light point.

Bedroom Two
Double glazed window to rear aspect. Radiator and ceiling light point.

Bedroom Three
Double glazed window to rear aspect. Radiator and ceiling light point.

Bathroom
Panelled bath with mains fed shower over, pedestal wash hand basin and low level WC. Tiled splashback. Heated towel rail. Ceiling light point.























Rear Garden
Initial paved seating area with path leading up and around to gated rear access. Majority of garden laid to lawn and enclosed by timber panel fencing. Outside tap and electrical point.

Parking
Two allocated parking spaces.

Tenure Freehold
We understand that the property is offered for sale Freehold.

Services
Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan
This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

COUNCIL TAX MHDC
We understand the council tax band presently to be : C
Malvern Hills District Council
https://www.tax.service.gov.uk/check-council-tax-band
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Broadband
We understand currently that Full Fibre Broadband to this property is not yet available to order.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

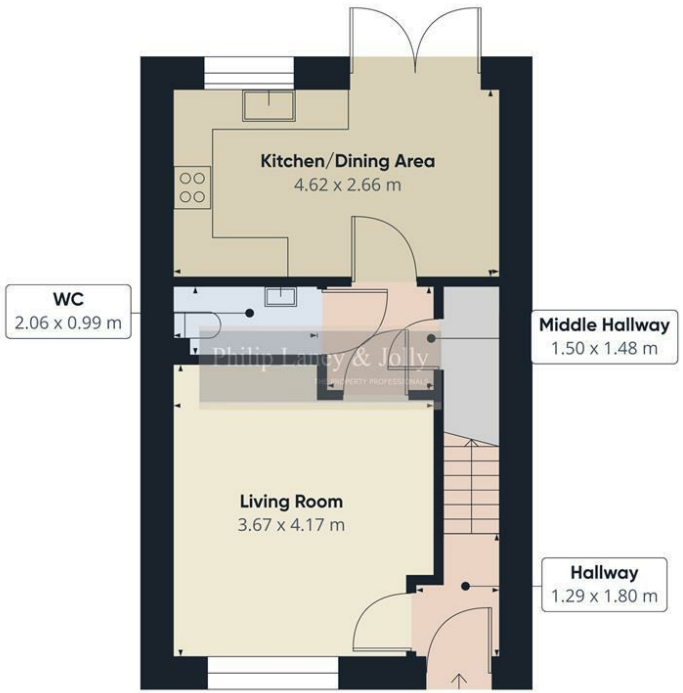
Mobile Coverage
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

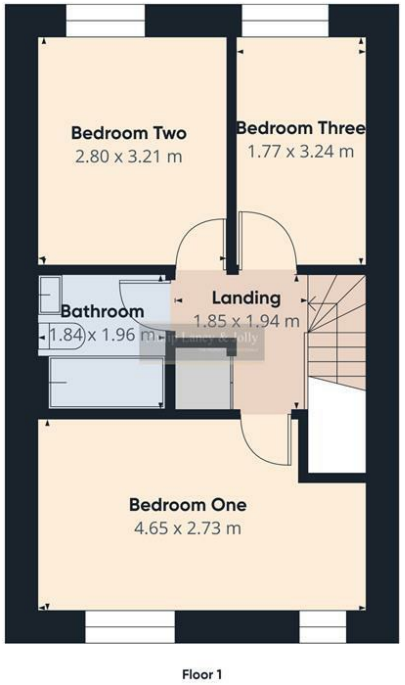
https://checker.ofcom.org.uk/en-gb/mobile-coverage

Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Verifying ID
Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Viewings
Strictly by appointment with the Agents. Please call 01684 575100. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.





Approximate total area(1)

70.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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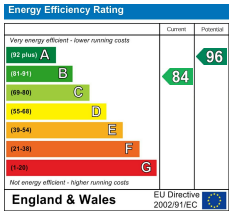

Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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