



**3 Leigh Sinton Road, Malvern, WR14 1JL**

**£285,000**

A semi detached property located in a convenient area for primary and secondary schools, local shops and is a short distance from a mainline train station and shopping facilities in Malvern Link. The property offers accommodation comprising:- entrance hall, through lounge dining room, kitchen, two bedrooms and a bathroom. With a good sized garden at the rear and off road parking at the front and the benefit of gas central heating and double glazing, this property provides an ideal starter or small family home.



### 3, Leigh Sinton Road, Malvern, Worcestershire, WR14 1JL

#### HALL

Opaque double glazed door opens to hall with double radiator, central heating thermostat, stairs to first floor, multi-paned door to:

#### LOUNGE/DINING ROOM

Front aspect double glazed window, decorative fireplace with gas point, double radiator, sitting area with double radiator, built-in cupboard, double multi-paned doors to:

#### KITCHEN

Two rear aspect double glazed windows, one side aspect double glazed window, half glazed door to garden, fitted cupboards which also include one and a half bowl drainer sink unit, built-in Bosch dishwasher, plumbing for washing machine, electric oven and four ring gas hob, built-in fridge and freezer, kick board heater. Door to understairs storage cupboard.

#### FIRST FLOOR LANDING

With hatch to loft space which has a ladder. light and is part boarded. Stripped wood doors to:

#### BATHROOM

Side aspect opaque double glazed window, bath with taps to centre and thermostatic rainfall and hand held showers over, WC, wash basin, radiator, panelled walls, cupboard housing Worcester gas central heating boiler.

#### BEDROOM TWO

Rear aspect double glazed window with view of the Hills, laminate floor, radiator.

#### BEDROOM ONE

Front aspect double glazed window, radiator, three double wardrobes with hanging, shelving and drawer units.

#### OUTSIDE

At the front is block paved parking for one car. A private gate gives access from the side of the house to the front. At the rear there is a paved patio, garden shed, steps up to lawn with mature shrubs surrounding, path at side to further patio with second garden shed.

#### DIRECTIONS

From the office proceed along Worcester Road to the traffic lights. At the left turn left onto Newtown Road. Go past the shops and past Bealings Fireplace showroom on the right. The property can be found a short distance further on opposite the turn for Somers Park Avenue as denoted by the for sale board.

**what3words**



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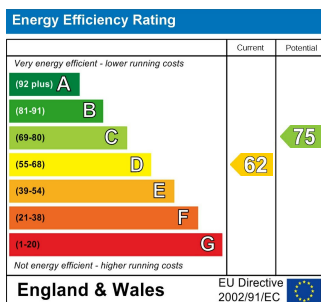
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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

**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.



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