Philip Laney & Jolly

23 Brackenhurst, Malvern, WR14 1EL

Guide Price £165,000 Council Tax Band: C Tenure:

2 1 1 D

Nestled in the charming area of Brackenhurst, Malvern, this bungalow offers a delightful living experience tailored for those aged 55 and over. With no onward chain and inviting cosmetic improvements, 23 Brackenhurst presents an excellent opportunity for a seamless transition into a peaceful retirement lifestyle.

The property boasts a well-thought-out layout, featuring a welcoming reception porch that leads into a comfortable living room, perfect for relaxation. The bungalow includes two spacious bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is its lovely outlook over the well maintained communal gardens, which are tended to for the enjoyment of all residents. This environment fosters a sense of community, making it an ideal setting for retirement living.

Additionally, the bungalow is equipped with an alarm call care system, offering peace of mind and security for its occupants. The easily maintained accommodation allows for a carefree lifestyle.

In summary, 23 Brackenhurst is a bungalow that combines comfort, convenience, and community spirit, making it a perfect choice for those seeking a retirement home in a picturesque setting.
EPC Grade D Council Tax Band C Tenure - Leasehold

Entrance Porch
UPVC double glazed front door and UPVC double glazed window. Door to:

Living Room
UPVC double glazed window to front aspect. Two ceiling light points and two night storage heaters. Wood effect vinyl flooring.

Kitchen
Double glazed window and door to rear aspect. Kitchen fitted with a range of wall and base units with one and a half bowl sink and drainer. 4 ring electric hob with electric oven and electric hood. Space for fridge.

Bedroom One
Double glazed box window. Airing cupboard housing water tank and shelving. Night storage heater. Ceiling light point and wall light.

Bedroom Two
Double glazed window to front aspect. Ceiling light point. Electric heater.

Bathroom
Bath with shower over, WC and basin inset to vanity unit. White heated towel rail. Ceiling light point. Extractor and pull cord.

Outside
The property benefits from off road parking for one vehicle, attractive and well maintained communal gardens.

WR14 Area Summary
Location: Situated in the WR14 area of Malvern, the property is well placed for local amenities including shops, Waitrose and a range of other supermarkets, cafés and cultural attractions such as Malvern Theatres, all within the town centre.

Transport: Great Malvern and Malvern Link train stations provide regular rail services, while road links connect easily to Worcester, Hereford and the M5 motorway.

Area: WR14 offers a charming town atmosphere with a mix of historic character, green spaces and easy access to the Malvern Hills, making it popular with a wide range of buyers.

Services - Malvern
Mains electricity, 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.

Tenure - Leasehold
We understand (subject to legal verification) that the property is Leasehold. Total current service charge is £88.64 per month 2025/26

Floorplan
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.

Parking
Parking for the property is situated on the development with a parking space.

Council Tax MHDC - Malvern
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 Full fibre broadband is available to order at this property.
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

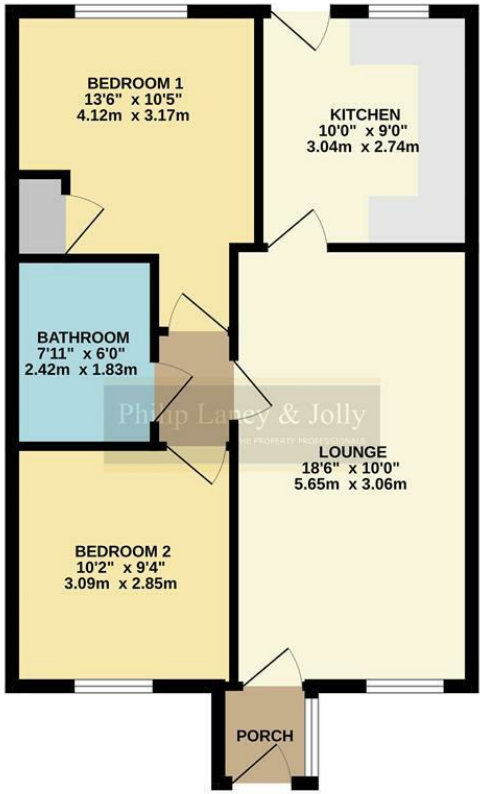
Financial Services
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
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 - Malvern
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

Property to sell?
If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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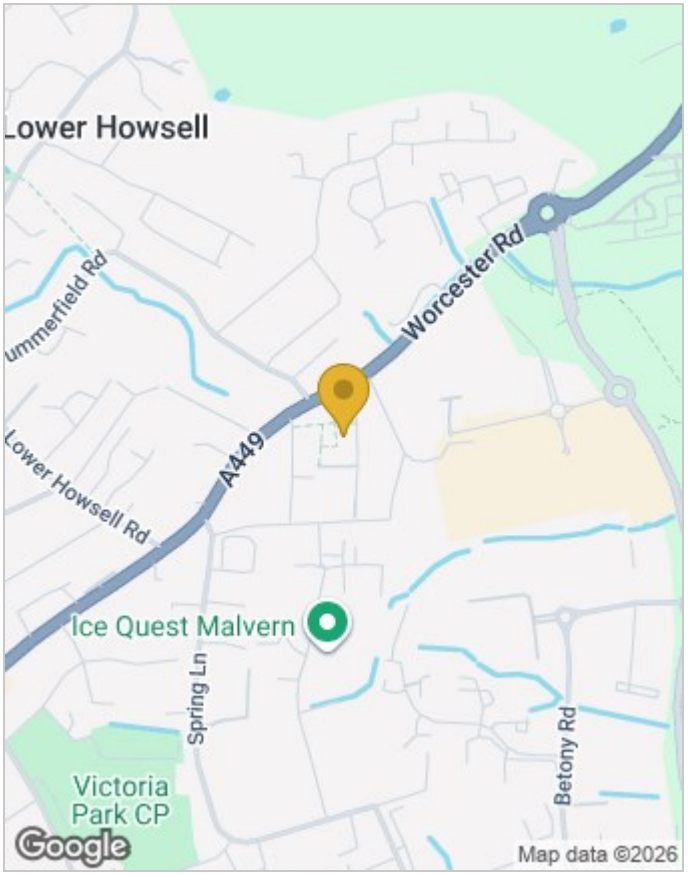

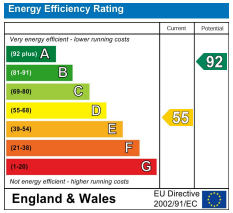

Viewing

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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