



## 4 Seymour Court Marlborough Gardens, Malvern, WR14 1EW

£220,000

A particularly well presented and upgraded, modern end of terrace property, situated in a cul-de-sac position next to a park, as well as close to shops, schools and amenities. The property comprises; hallway, living dining room, kitchen, first floor landing, two bedrooms, bathroom, front and low maintenance rear gardens, off road parking. The property is an ideal first time buy or investment purchase and an early viewing is highly recommended.



## 4 Seymour Court, Marlborough Gardens, Malvern, Worcestershire, WR14 1EW

### ENTRANCE HALL

Wood effect floor, radiator and door opening to:

### LIVING DINING ROOM 17'6" x 12'11" (5.35m x 3.95m)

Double glazed window to front aspect. Wood effect flooring, stairs to first floor, radiator, TV point and telephone point. Inset stone effect electric fire, space for a dining room table and door opening to:

### KITCHEN 8'0" x 12'11" (2.46m x 3.95m )

Double glazed window to rear aspect. Range of base and eye level units with wood worksurface over. Sink with drainer and mixer tap. Four ring hob with extractor over, tiled splashback and electric oven below. Space for a washing machine, dishwasher, tumble dryer and tall fridge freezer. cupboard housing gas central heating boiler, UPVC door with obscured glass opening to side aspect, giving access to the rear garden and side passage.

### FIRST FLOOR LANDING

Loft access point and door opening to storage cupboard with radiator, hanging rail and shelving. Doors to opening to:

### BEDROOM ONE 12'2" x 9'7" plus built in wardrobes (3.71m x 2.93m plus built in wardrobes)

Double glazed window to front aspect, radiator. Built in wardrobe with sliding mirror doors.

### BEDROOM TWO 13'9" x 7'7" (4.21m x 2.32m)

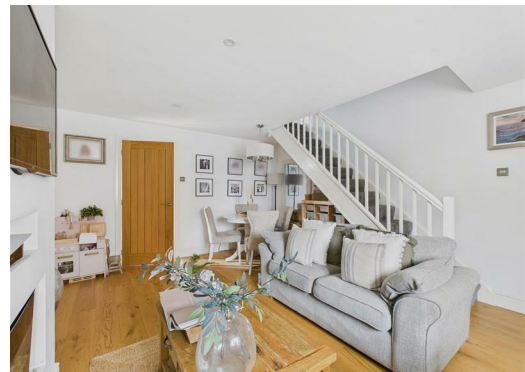
Double glazed window to rear aspect. Wood effect floor, radiator.

### BATHROOM 5'0" x 6'10" (1.54m x 2.10m)

Double glazed window to rear aspect with obscured glass. Tiled floor and tiled walls, spotlights, radiator, Low level WC, circular wash hand basin, double ended panelled bath with rainfall shower head over.

### OUTSIDE

The property has a small front garden with a path to the front door, with gated side access. To the rear of the property is an easy to maintain west facing garden. A gate opens to additional garden space ideal for storage or a shed. A pathway leads down the side of the property to a secure gate which opens to the front of the property. The property has one allocated off road parking space to the side and a further guest/visitor parking space is also available.



## DIRECTIONS

From the Allan Morris office proceed north along the A449 towards Worcester. Proceed for 1.6 miles and at the traffic lights, just before the Texaco garage turn left into Lower Howsell Road. Proceed passing the New Inn and take the next left turn in Marlborough Gardens. Follow the road through the estate, upon reaching a t-junction turn left. Taking the next left into Seymour Court, the property is the last on the left hand side.

## what3words

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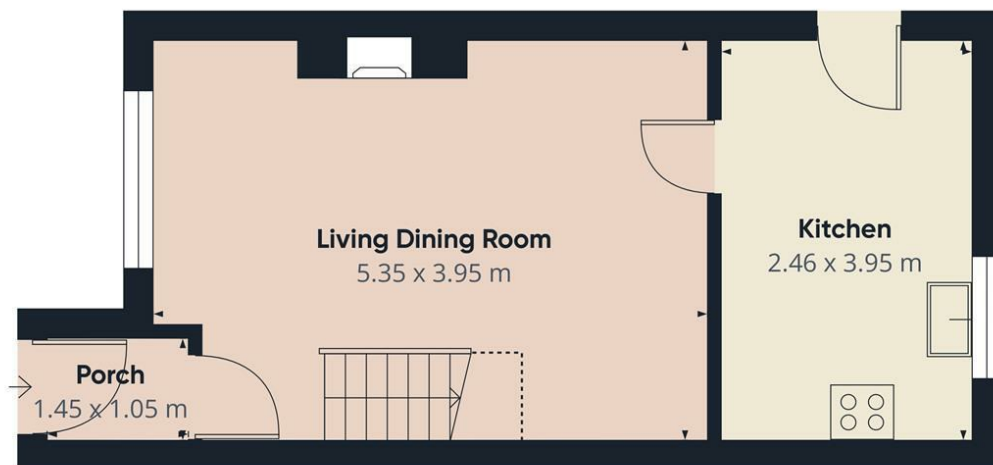
## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

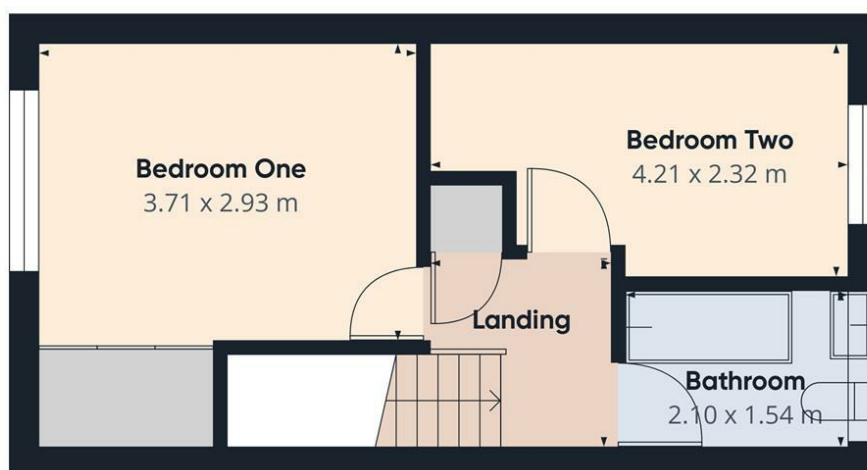
## ASKING PRICE

£220,000





Ground Floor



Floor 1

Allan Morris

Approximate total area<sup>(1)</sup>  
59.8 m<sup>2</sup>

Reduced headroom  
1.2 m<sup>2</sup>

(1) Excluding balconies and terraces

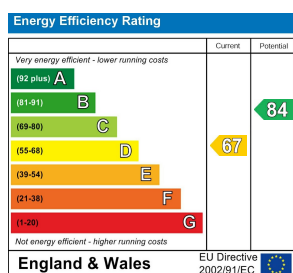
Reduced headroom  
Below 1.5 m

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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## EPC

## Material Information Report



**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. Carpets are included.

**SERVICES:** Mains gas, 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: B

**ENERGY PERFORMANCE RATINGS:** Current: D67 Potential: B84

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