



15 Pickersleigh Grove, Malvern, WR14 2LX
Offers Over £180,000

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** CASH BUYERS ONLY**

Philip Laney & Jolly Malvern are delighted to present to the market this well maintained detached bungalow. Located in the private area of Pickersleigh Grove, Malvern, this delightful two-bedroom detached bungalow offers a perfect blend of comfort and convenience. The property enjoys a welcoming entrance porch that leads into a living room, ideal for relaxation and entertaining. The well-appointed kitchen provides ample space opening to the rear porch and generous size rear garden.

This bungalow features two generously sized bedrooms, providing a peaceful retreat for rest and relaxation. The rear porch offers additional utility space, while the outbuilding presents opportunities for storage or potential conversion, depending on your needs.

With the added benefit of gas central heating, this home ensures warmth and comfort throughout the year. Importantly, the property is offered with no onward chain, allowing for a smooth and efficient purchase process.

Whether you are a first-time buyer, looking to downsize, or seeking a serene retreat, this bungalow in Malvern is a wonderful opportunity not to be missed. Embrace the ease of single-storey living in a lovely neighbourhood, with local amenities.

EPC: D Council Tax Band: A Tenure: Freehold

Entrance Hallway

Ceiling light point. Radiator. Obscure double glazed front door. Obscure double glazed window to front aspect. Housing fuse box.

Living Room

Double glazed window to front aspect. Ceiling light point. Radiator. Electric fireplace. Two wall light points.

Kitchen

Laminate flooring. Double glazed window to rear aspect. Ceiling light point. Radiator. Range of all and base units with laminate surfaces over top. Space for fridge-freezer, oven and washing machine with plumbing. Stainless steel sink and drainer. Two storage cupboards with built in shelving.

Hallway

Ceiling light point. Access to loft. Airing cupboard housing Worcester Bosch combi boiler and built in shelving. Doors off to:

Bedroom 1

Ceiling light point. Radiator. Double glazed window to front aspect. Built in wardrobe and drawers.

Bedroom 2

Ceiling light point. Radiator. Double glazed patio doors leading to rear garden.

Bathroom

Ceiling light point. Bath with Triton shower over. Obscure double glazed window to rear aspect. Three tiled walls. Pedestal wash hand basin. Low level WC. Electric Heater.

Enclosed Outdoor Area

Double glazed windows and door to side aspect. Patio area. Outside store.

Rear Garden

Patioed area housing greenhouse. Patioed seating area. Half of the garden laid to lawn with decorative pathway. Decorative bordered flower beds. Gated access to front of building.

Front Garden

Patio pathway with decorative boarders. Steps leading to front door. Partially laid to lawn.

Agents Note

We understand the property is of a pre fabrication construction and as a result may affect ability to secure financing against the property.





Outbuilding

Single concrete outbuilding to rear of the property.

Council Tax - Malvern

We understand the council tax band presently to be : A

Malvern Hills District Council

<https://www.worcester.gov.uk/council-tax>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Financial Services - Malvern

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.

Floorplan - Malvern

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.

Property to sell? Malvern

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.

Services - Malvern

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.

Tenure - Freehold

We understand that the property is offered for sale Freehold.

Verifying ID - Malvern

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.

Broadband Malvern

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/my-products>

Mobile Coverage - Malvern

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

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

EE - Good outdoor and in-home

O2 - Good outdoor, variable in-home

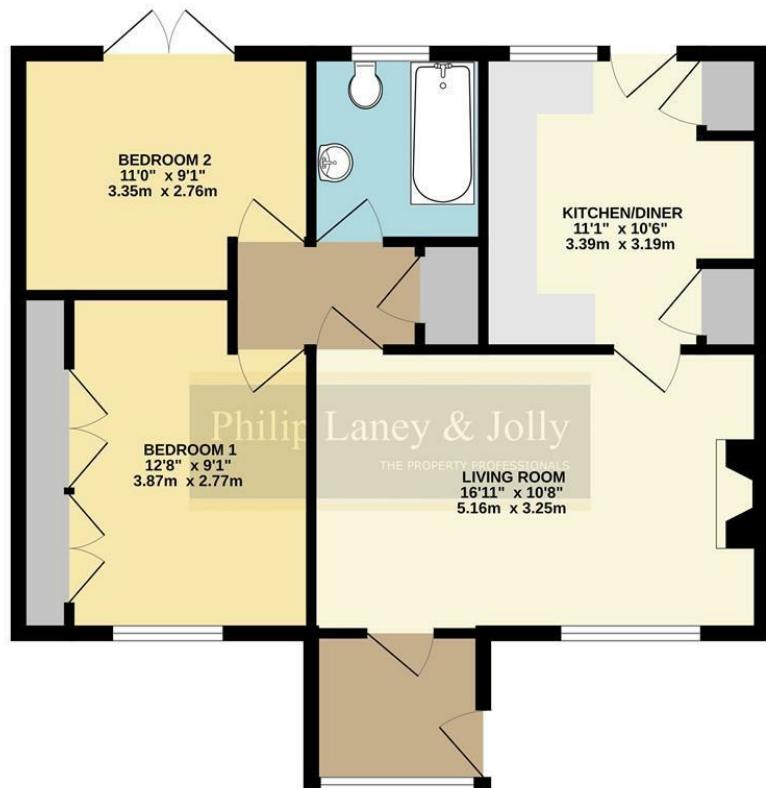
Three - Good outdoor, variable in-home

Vodafone - Good outdoor, variable in-home

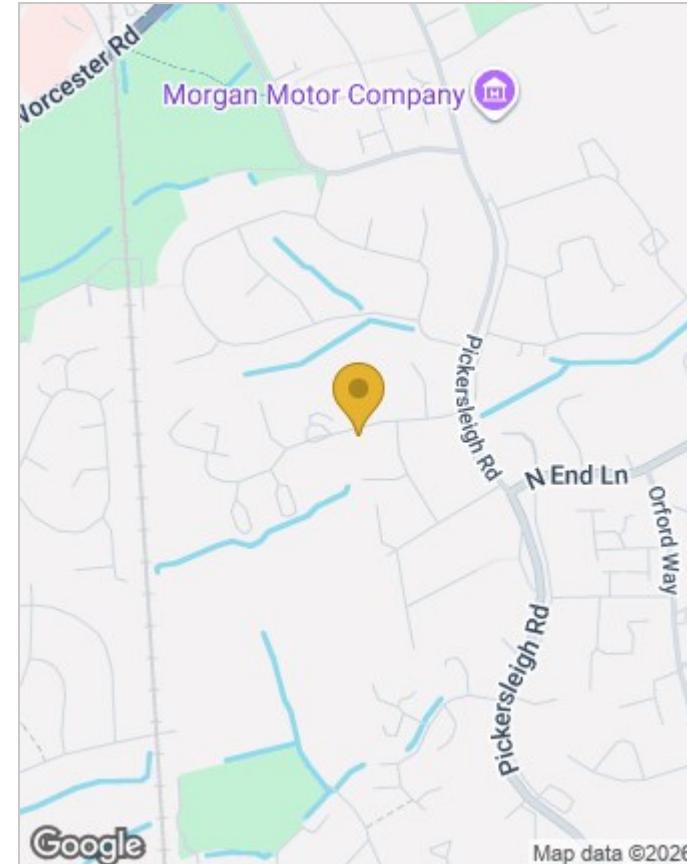
Parking

Parking for the property is on the road.

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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(89-90)	B		
(85-88)	C		
(83-84)	D		
(81-82)	E		
(79-80)	F		
(71-78)	G		
Not energy efficient - higher running costs			
England & Wales		58	71
EU Directive 2002/91/EC			

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.