



Denny &
Salmond

Sunrise
Malvern



Property Description

Located within a small residential cul-de-sac, this well presented two bedroom property offers accommodation to include, Entrance Hall, Living Room, Kitchen and Conservatory. Whilst to the First Floor are Two Bedrooms and Bathroom. The property also benefits from double glazing, gas central heating, parking for one vehicle and an enclosed rear garden.

Situated close to local amenities, cafes, doctors surgery and recreational facilities just a short distance away, enhancing the overall convenience of this lovely home. Ideal for a first time buyer or buy to let investment, this property is offered for sale with no onward chain.

Entrance Hall

Part glazed Entrance Door opens into the Entrance Hall with stairs rising to the first floor landing. Radiator, tiled flooring, door to the Living Room and wall mounted consumer unit.

Living Room

A spacious room with double glazed window to the front aspect, radiator and door to the Kitchen.

Kitchen

Fitted with a range of cream fronted base and eye level units with wood effect working surfaces and fully tiled splashback. One and a half stainless steel sink unit with drainer and 'Swan' neck mixer tap, recently installed single electric oven with four ring hob and extractor above. Space and plumbing for a washing machine and space for a further under-counter appliance. Tiled flooring throughout, radiator, double glazed window to the rear aspect and glazed door to the Conservatory.

Conservatory

Upvc constructed conservatory on a brick base with tiled flooring, lighting and power points. Double glazed windows to the rear and side aspects, double glazed patio doors opening to the rear garden.

First Floor Landing

Stairs rise to the First Floor Landing with doors off to all rooms and access to loft space via hatch.

Bedroom One

A light room with a large double glazed window to the front aspect providing views over rooftops to Bredon Hill. Radiator and door to a large storage cupboard housing shelving and Worcester Boshe Combination Boiler.

Bedroom Two

Radiator and double glazed window to the rear aspect providing views to the Malvern Hills.

Bathroom

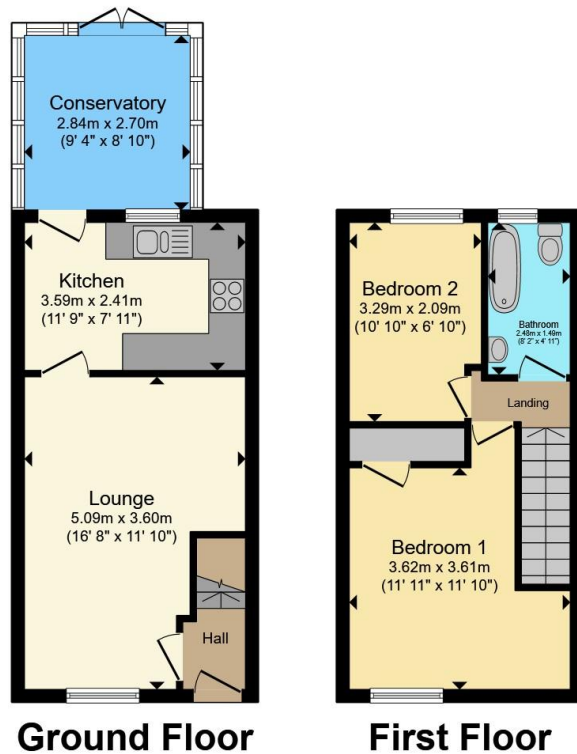
Fitted with a white suite comprising low flush WC and pedestal wash hand basin with mixer tap, wall mounted mirror cabinet, shelf and light with shaver socket. Panel bath with glazed screen and mains shower over and double glazed obscured window to the rear aspect. Wood effect flooring, spotlighting to ceiling, extractor fan and 'Ladder' style radiator.

Outside

The Fore Garden is laid to lawn with mature shrubs and hedging, steps rise to the Entrance Door with Porch.

The Rear Garden is laid to artificial lawn for ease of maintenance, with a small paved seating area with raised planters. The Garden is encompassed by timber fencing with gated rear access to the shared car parking with an allocated space for one vehicle.





Total floor area 62.9 sq.m. (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: C Council Tax
Band: B

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Tenure: Freehold



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