



52a Frederick Road, Malvern, WR14 1RS

Guide Price £230,000

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Philip Laney & Jolly Malvern welcome to the market 52a Frederick Road This charming end terrace house presents an excellent opportunity for first-time buyers or those seeking a buy-to-let investment. The property offers a well-appointed kitchen and a spacious living dining room, perfect for both relaxation and entertaining.

On the first floor, you will find two generously sized bedrooms, providing ample space alongside a well-equipped bathroom. The home is enhanced by the comforts of gas central heating and double glazing, ensuring a warm and inviting atmosphere throughout the year.

One of the standout features of this property is the off-road parking, with an allocated space available, as well as additional visitor parking within the designated bay at the rear. This convenience is a rare find in such a desirable location.

With its proximity to Malvern Link Railway Station, local schools, and shops, this home offers both tranquillity and accessibility, making it an ideal choice for those looking to enjoy the best of Malvern living. Whether you are starting your property journey or expanding your investment portfolio, this delightful house on Frederick Road is not to be missed.

EPC: C Council Tax Band: B Tenure: Freehold

#### Entrance Porch

Canopied entrance porch with storage cupboard.

#### Kitchen

Double glazed front door and windows. Kitchen fitted with a range of wall and base units. Space for washing machine and space for under counter fridge and freezer. Space for gas hob. Pantry style cupboard, contemporary vertical radiator and modern flooring.

#### Living Room

Double glazed windows plus leading into garden. Laminate flooring and stairs rising to first floor.

#### First Floor Landing

Fitted with an air circulation system. Small storage cupboard with radiator. Access to the loft with drop down wooden ladder. The loft is fully boarded with power, shelving and lighting and houses the combination Baxi boiler that was installed in 2022.

#### Bedroom One

Double bedroom with double glazed window to the rear access. Radiator and ceiling light point.

#### Bedroom Two

Double bedroom with double glazed window to the front aspect. Radiator and ceiling light point.

#### Bathroom

Bath with mixer shower over, wash hand basin and low level WC. Laminate flooring, extractor and heated towel rail.





### Outside

Small fore garden laid to lawn with slate borders. Paved pathway to the front door.

The rear garden is enclosed by timber panel fencing with a gate to the rear parking area with allocated space. The garden is laid to lawn with patio area and raised borders. There are outside electric sockets installed plus installed cabling to connect to a shed/outbuilding. Side access to the front.

### Parking

Parking space to the rear of the property.

### 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.

### Council Tax MHDC - Malvern

We understand the council tax band presently to be : B

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 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 - 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>

### Services

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.

### 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.

### 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.

### 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.

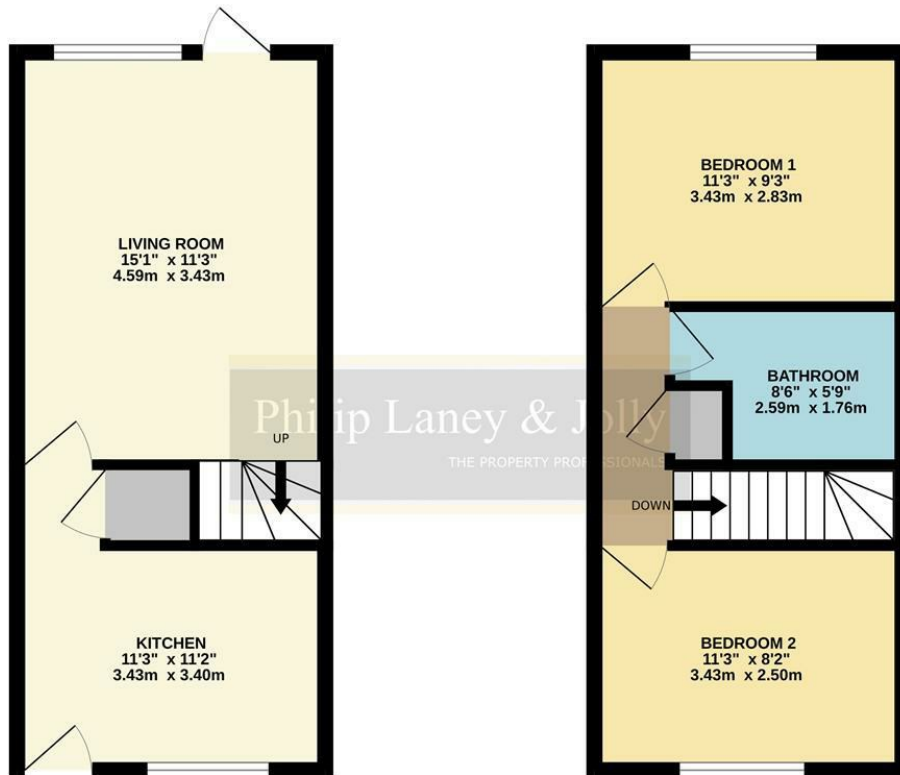
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

### Viewings

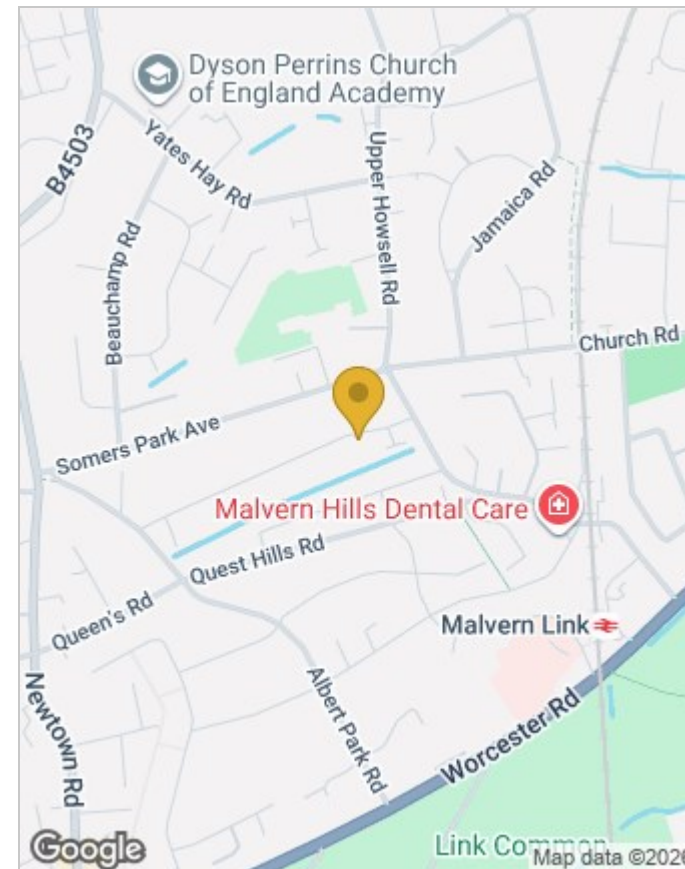
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.

GROUND FLOOR

1ST 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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| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| 02-10                                       | A |                         |           |
| 11-15                                       | B |                         | 86        |
| 16-20                                       | C |                         |           |
| 21-25                                       | D | 69                      |           |
| 26-30                                       | E |                         |           |
| 31-35                                       | F |                         |           |
| 36-50                                       | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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