



29 Clerkenwell Crescent, Malvern, WR14 2TX

£279,950

A particularly well presented end of terrace property, situated in a popular and central residential location, close to the shops services and amenities of Great Malvern as well as easy access to Barnards Green and Malvern link. The property has been sympathetically updated and improved and offers immaculate accommodation that comprises; entrance hallway with storage, dual aspect sitting room with gas log burner effect fire, fully fitted kitchen with wooden worktops, utility room/pantry, rear hallway, downstairs WC, first floor landing, two double bedrooms, refitted bathroom, front garden and off-road parking, a generous and beautifully landscaped rear garden that is well stocked with shrub and flowering borders, with a substantial wooden outbuilding/workshop. We highly recommend an early viewing of this charming property to appreciate the accommodation position and lovely garden on offer.



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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.

ENTRANCE HALL

Front door opens to entrance hallway, staircase leading to first floor, storage space below, built-in storage cupboard, period style radiator, black and white tile floor, original style internal doors throughout, opens to;

SITTING ROOM 19'1" x 12'1" (5.82m x 3.69m)

Front and rear facing aluminium double glazed windows, with double glazed aluminium door opening to a garden, two period style radiators, television point, fireplace with solid mantelpiece, tiled hearth and surround, an inset gas living flame effect stove.

KITCHEN 8'5" x 11'3" (2.58m x 3.43m)

Rear facing with aluminium double glazed window overlooking the rear garden, fitted wooden kitchen with range of base level and larder units, with wooden block worktops, inset double ceramic Belfast style sink with mixer tap, space for electric cooker, space and power for washing machine, large wooden larder style cupboard with shelving, additional utility and meter cupboard, wall lights, quarry tile floor with electric underfloor heating, electric blackboard wall heater, doorway to:

SIDE HALLWAY

Side porch, with quarry tiled floor, side facing obscured glass aluminium door giving access to the side, wooden latch door open to;

WC

Side facing aluminium obscured window, low level WC, continued quarry tiled floor, wall mounted Worcester Combi gas central heating boiler.

PANTRY/UTILITY ROOM 5'5" x 9'5" (1.67m x 2.89m)

Side facing with obscured aluminium double glazed window, continued floor, space for appliances and additional worktops, electric radiator.



LANDING

Side facing with aluminium double glazed window, loft access hatch, large storage cupboard with internal light, additional large double airing cupboard with wooden slatted shelving and internal electric and dual heating towel rail.

BEDROOM ONE 11'8" x 9'3" (3.56m x 2.82m)

Rear facing aluminium double glazed window, large double wardrobe, radiator.

BEDROOM TWO 11'8" x 9'7" (3.56m x 2.93m)

Front facing with aluminium double glazed window overlooking the front with view toward the Malvern Hills, radiator.

BATHROOM 6'5" x 5'6" (1.97m x 1.69m)

Side facing obscured aluminium double glazed window, bath with tiled surrounds and mixer shower attachment over, low-level WC, wash basin, heated towel rail / radiator.

OUTSIDE - FRONTAGE

Frontage laid to the lawn with flowering borders and path to the front door, off-road parking laid to a resin driveway, with gated side access to the rear garden.

REAR GARDEN

Generous garden which has been carefully and delightfully landscaped to include sections of lawn, shrubs and flowering borders, specimen and fruit trees, brick built path winding down to the rear, with a large greenhouse, (available by separate negotiation). In addition there is a timber triple bin store, a hardstanding for further storage, and a timber workshop and garden store.

WORKSHOP

A substantial timber outbuilding with smaller section being suitable for garden shed and storage of garden items with side facing window and lockable door, large section/workshop has a side facing window, power and light and insulation making it perfect for a hobbies workshop or maybe even a home office.

DIRECTIONS

From the Allan Morris office on Worcester Road turn left onto Church Street, proceed down the hill through the traffic lights and take the third left into Albert Road North and first right into Sling Lane. Turn left into Clerkenwell Crescent and follow the road along where number 29 can be found on the right hand side. For more details or to book a viewing, please call our Malvern office on 01684 561411.

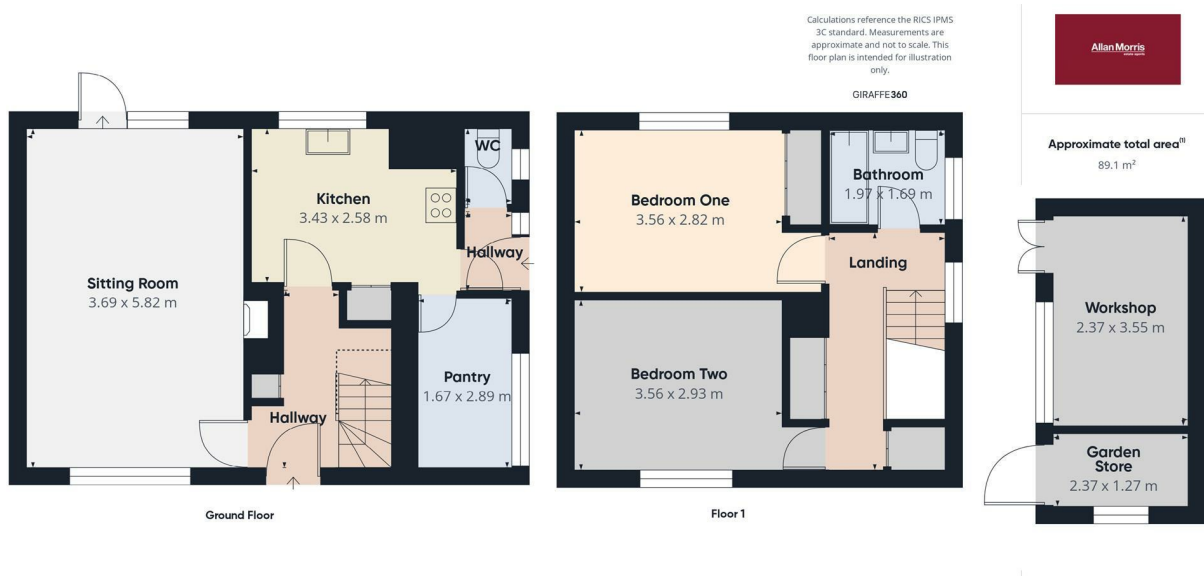
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ASKING PRICE

£279,950





MAKING AN OFFER. At the point of making an offer, intending purchasers will be required to produce two pieces of identification documentation for each individual and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.



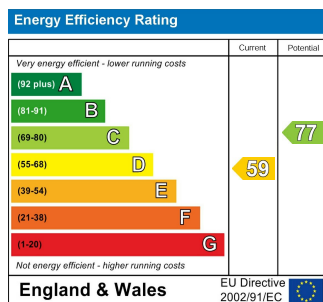
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains 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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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