



50 Moorlands Road, Malvern, WR14 2UA

£250,000

An end terraced Victorian property in a quiet location on a no through road situated at the edge of Malvern Link common, having an outlook over trees and green space. The property offers attractive accommodation comprising:- hallway, sitting room with bay window, separate dining room, kitchen with larder cupboard, first floor landing with airing cupboard, two bedrooms, bathroom plus a loft with a ladder. The property has gas central heating and double glazing. Outside there is a small courtyard rear garden with access to the side. Offered with no onward chain and overlooking Link Common to the fore. We highly recommend an early viewing.



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ACCOMMODATION

Composite Front Door, with obscure glazed panels opening to:

ENTRANCE HALLWAY

With stairs rising to the first floor, thermostat controls and doors to:

SITTING ROOM

A front-facing reception room with a UPVC double-glazed bay window overlooking the frontage, recessed gas fire with stone surround and hearth, and television point.

DINING ROOM

A rear-facing room with a UPVC double-glazed window and door leading to:

KITCHEN

A side-facing kitchen with a UPVC double-glazed window and composite rear stable door with obscure glazed panel opening onto the garden. The kitchen is fitted with a range of iron-effect, base-level Shaker-style units with wooden worktops over, inset stainless-steel sink and drainer unit with mixer tap, space for an electric cooker with extractor hood over, space and plumbing for a washing machine, and space for a fridge freezer. A range of cupboards provides housing for the wall-mounted Worcester gas combination boiler and utility meters. Tiled flooring.

FIRST FLOOR - LANDING

With wooden spindle balustrade, built-in double wardrobe/cupboard and access to the roof space. Doors to:

BEDROOM ONE

A front-facing bedroom with two UPVC double-glazed windows overlooking the communal area to the front.

BEDROOM TWO

A rear-facing bedroom with a UPVC double-glazed window.

BATHROOM

With a UPVC double-glazed window, panelled bath with tiled surround, wash basin, low-level WC and wood-effect flooring.

FRONTAGE

On-road parking, with a small front garden enclosed by a low brick wall and shared cast-iron gate.



GARDEN

A small courtyard-style garden enclosed by timber panel fencing, with gated side access via the driveway and a paved patio area. The garden is designed to be low maintenance.

DIRECTIONS

From the centre of Great Malvern proceed down Church Street and turn left at the traffic lights into Graham Road. At the end of Graham road, before crossing the common, turn right onto Moorlands Road, and the property can be found on the right hand side, after forkin . For more details or to book a viewing, please call our Malvern Office on 01684 561411.

ASKING PRICE

£250,000



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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