



113 Leigh Sinton Road, Malvern, WR14 1JP

£300,000

A beautifully presented end of terrace house with light and airy accommodation in this very popular residential development. In brief, the accommodation comprises: hallway, guest WC, dining kitchen, living room, main bedroom with en suite shower room, double bedroom, good sized single bedroom and family bathroom. Much upgraded, there is good storage and a beautifully landscaped and private rear garden with access to parking at the rear and the garage en bloc. Offered in a NO CHAIN SALE SITUATION, we strongly recommend viewing internally.



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HALLWAY

uPVC front door opening into the hall with power points, radiator, stairs to first floor.

GUEST WC

Obscure double glazed window, close coupled WC, pedestal hand basin, radiator and fuse box.

LIVING ROOM

Front and side facing double glazed uPVC windows, radiator and fuse box.

DINING KITCHEN

Rear facing double glazed window and French doors, recently improved with ample space for table and chairs, walk-in understairs cupboard with shelving, coat hooks and power points, radiator, inset matting to French doors, range of matching wall and base units, drawers, integral Miele dishwasher and washing machine, cupboard housing the central/heating boiler, built-in Ferre gas hob with Ciarra hood over, built-in Russell Hobbs electric oven and grill.

FIRST FLOOR LANDING

Cupboard housing pressurise water system, access to loft space (? drop down ladder, boarding, power ?).

BEDROOM TWO

Rear facing double glazed window, lovely outlook over the garden, radiator.

BEDROOM THREE

In need of a little decoration, but a decent sized single room with rear facing double glazed window, radiator and plenty of power points.

BEDROOM ONE

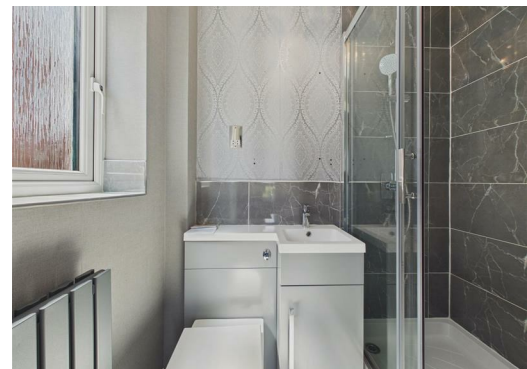
Front facing double glazed window, contemporary radiator, built-in mirror fronted wardrobes, door to:

ENSUITE SHOWER ROOM

Fully tiled shower cubicle with glass door, vanity unit with hand basin, WC and cupboard, obscure double glazed window, contemporary radiator, extractor unit.

BATHROOM

Obscure double glazed window, close coupled WC, pedestal hand basin, panelled bath with shower attachment, radiator, extraction unit.



ENBLOC GARAGE

From the rear of the house, walk up the path and through the first parking area to the second car park. the garage is the left of the three with up and over door and off road parking. There is a further path at the end, down to the Leigh Sinton Road and pathway to the front of the properties.

EXTERNALLY

Rear garden - a beautifully created, easily maintained garden with raised stone planters, large patio by the house and a further seating area at the end of the garden with lovely water feature, with raised stone planters, an acer either side, further inset trees and raised beds and a fake lawn, being fully fenced, it offers private enjoyment and has high level gated access to the walkway leading to parking at the rear.

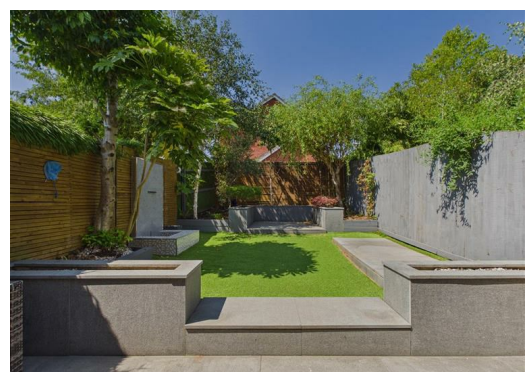
To the front of the property, is a stoned area and fencing to the side, walkway and access to Leigh Sinton Road, Hill View Road and the rear off road parking and garden.

DIRECTIONS

From Great Malvern proceed along Worcester Road in the direction of Malvern Link. At the traffic lights turn left onto Newtown Road. Go straight along, the road becomes Leigh Sinton Road by the Ascension Church. The property is set back after the pedestrian crossing and turning into Hill View Road. Access is via Hillview Road on foot or the parking and garage are accessed from the rear off Brock Lane. For more details or to book a viewing, please call the Malvern office on 01684 561411.

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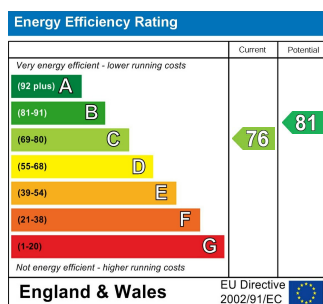
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as 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: C

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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