

## 3 Doppler Road Malvern, WR14 3SX

Situated on the Malvern Rise, Persimmon Homes site, this three storey semi-detached family home has the benefit of a 10 year NHBC warranty. The well presented accommodation comprises reception hall, cloakroom, living room, kitchen dining room, whilst to the first floor are three bedrooms and a bathroom and the second floor is the master with an ensuite shower room. In addition there is a tandem driveway with ample parking which leads to a single garage. The rear garden is primarily laid to lawn and enclosed. Offered for sale with no onward chain. EPC Rating B

**Guide Price £360,000**

# 3 Doppler Road

## Malvern, WR14 3SX



### Reception Hall

A part glazed entrance door leads into the Reception Hall with doors to all ground floor rooms and staircase rising to the First Floor Landing. Radiator and door to a useful under stairs storage cupboard.

### Cloakroom

The Cloakroom is fitted with a white suite comprising low level WC and pedestal wash hand basin with mixer tap. Radiator and obscure double glazed window to the front aspect.

### Kitchen Dining Room

15'5" x 9'10" (4.70m x 3.00m)

The Dining Kitchen is fitted with a comprehensive range of base and eye level units with work surface over and one and half bowl sink unit. Integrated electric oven with four ring gas hob and extractor above, integrated dishwasher and washing machine and concealed 'Ideal' gas central heating boiler. Double glazed window to the front and side aspects, radiator, ample space for a dining table and further free standing appliance.

### Living Room

16'6" x 10'2" (5.03m x 3.10m)

Overlooking the rear garden with double glazed window and French doors opening to the rear garden. Radiator and TV point.

### First Floor Landing

From the Reception Hall the staircase rises to the First Floor Landing with doors to three Bedrooms and Bathroom.

### Bedroom Two

12'1" x 9'6" (3.70m x 2.90m)

Double glazed window to the front aspect, radiator.

### Bedroom Three

13'6" x 9'10" (4.12m x 3m)

Double glazed window to the rear aspect overlooking the rear garden. Radiator.

### Bedroom Four

10'2" x 6'10" (3.12m x 2.1m)

Double glazed window to the rear aspect, radiator.

### Bathroom

The Bathroom is fitted with a white suite comprising low level WC, pedestal wash hand basin with tiled splash back and panelled bath with tiled surround, glazed screen and electric Mira shower. Obscured double glazed window to the front aspect, radiator and extractor vent.

### Second Floor Landing

From the First Floor Landing a further staircase rises to the Second Floor where the Master Bedroom suite is situated.

### Master Bedroom Suite

16'9" x 13'1" (5.12m x 4.00m)

A spacious bedroom with two Velux windows to the rear aspect and double glazed window to front aspect with a view towards the Malvern Hills. Two radiators. hatch to loft space and door to:

### En suite Shower Room

Fitted with a white suite comprising a fully tiled, glazed shower cubicle. Low level WC, pedestal wash hand basin, radiator and Velux window to rear.

### Outside

To the front of the property, a paved footpath leads to a covered porch and entrance door. The fore garden has two stone filled beds, ideal for planters.

A tandem driveway provides ample off road parking and leads to the single garage beyond. Gated side access leads to the rear garden which has a patio area and is predominantly laid to lawn, enclosed by timber fencing. There is outside lighting and water supply.

### Garage

17'5" x 8'10" (5.31m x 2.7m)

Up and over door, light and power.

### Council Tax Band

We understand that this property is council tax band C.

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

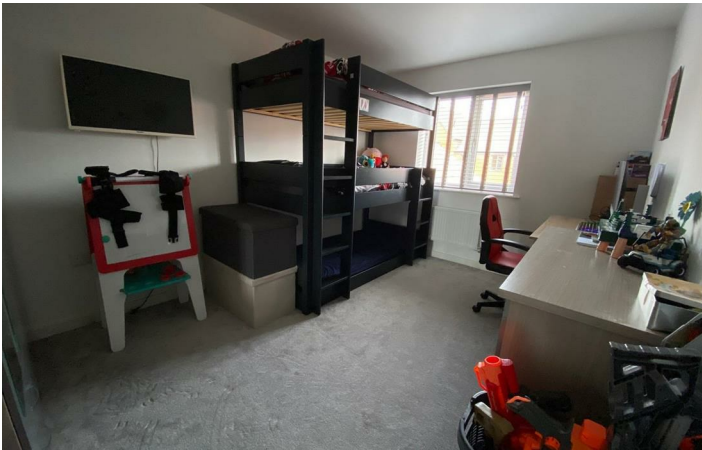
### Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

### Annual Green Charge

Once the development of Malvern Rise has been completed, there will be an annual charge payable to the management company by the home owner in relation to the upkeep of the green space around this development. Should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries





Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(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	