Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411

5 Eastabrook Close, Malvern, WR14 1TE

£325,000

A detached bungalow in a quiet cul-de-sac located in a popular residential location, close to local shops including small supermarkets and a post office, with a bus route on the doorstep. The property is being offered for sale with no onward chain and has accommodation comprising:- reception hall with store cupboard, three bedrooms, shower room, kitchen and separate dining room, lounge and small conservatory. The garage has an electric roller door and the boiler has been replaced in 2022. Further benefits include low maintenance gardens to front and rear and parking to the fore of the garage.

www.allan-morris.co.uk
malvern@allan-morris.co.uk

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5, Eastabrook Close, Malvern, Worcestershire, WR14 1TE

ENTRANCE
Approached over a tarmac drive to storm porch and double glazed front door and side panel. Opening into:

HALLWAY
With radiator, and access to loft space, door to storage cupboard. Doors to:-

KITCHEN 10'2" x 8'4" (3.1m x 2.55m)
With rear facing double glazed window, matching range of fitted wall and base units, one and a half bowl stainless steel sink unit, space and plumbing for washing machine, space for fridge freezer, gas cooker included in the sale breakfast bar and radiator.

DINING ROOM 8'5" x 9'10" (2.57m x 3.0m)
With front facing double glazed window, radiator, door to:

BEDROOM THREE 7'1" x 9'1" (to wardrobes) (2.18m x 2.77 (to wardrobes))
With front facing double glazed window, fitted wardrobe, radiator.

LIVING ROOM 17'4" x 10'2" (5.3m x 3.1m)
With double glazed rear window, radiator, television point, tiled hearth with gas fire and double glazed patio doors opening into:

CONSERVATORY 9'4" x 7'6" (2.87m x 2.3m)
Being fully double glazed, blinds fitted and French door opening into the garden.

BEDROOM TWO 9'9" x 6'7" (2.98m x 2.01m)
With front facing double glazed window, radiator.

BEDROOM ONE 12'5" x 8'10" (3.8m x 2.7m)
With rear facing double glazed window, fitted wardrobes with hanging rail and shelving, radiator. Fire door to garage.

SHOWER ROOM 8'10" x 6'0" (2.7m x 1.85m)
Rear aspect, obscured double glazed window, glazed shower cubicle with thermostatic shower, hand basin set into vanity unit with drawers and cupboards, close coupled WC, radiator, extractor, .

GARAGE 15'11" x 8'2" (4.86m x 2.49m)
Courtesy door and steps down. With remote controlled, electric roller door, power points and lighting. Wall mounted Glow Worm gas central boiler, installed in 2022.

OUTSIDE

There is parking to the fore of the garage and a garden at the front which is mainly laid to lawn with a path along the front of the bungalow to a patio adjoining the conservatory. The rear garden has a continuation of lawn with a garden shed at the far side.

DIRECTIONS

From the centre of Great Malvern leave in a northerly direction along the Worcester Road, before entering Malvern Link and just passing the railway station turn left into Howsell Road. Follow Howsell Road,, going straight over the mini roundabout into Upper Howsell Road. Take the second turning right into Bosbury Road (just prior to the Co-op on the left), and almost immediately right into Eastabrook Close. No. 5 can be found on right hand side as indicated by our For Sale board.

what3words

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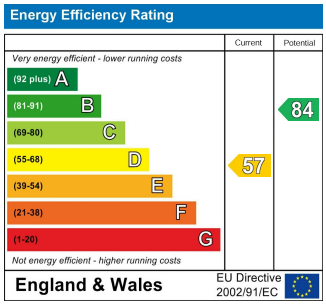
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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

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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