



2 Park Close, Malvern, WR14 2JZ

Guide Price £335,000



Philip Laney & Jolly Malvern are delighted to present this well appointed two bedroom detached bungalow, perfectly positioned in the desirable cul de sac of Park Close in Malvern. Offering an excellent opportunity for those seeking a comfortable home with scope for cosmetic improvements, the property has been thoughtfully extended to provide a spacious kitchen diner ideal for cooking and entertaining. The spacious living and dining area creates a warm and welcoming space for relaxing or hosting friends and family.

The bungalow features two generously sized bedrooms and a well appointed bathroom, making it an ideal home for couples, small families, or those looking to downsize. Outside, the low maintenance garden provides a peaceful retreat with a summer house and shed, offering additional space for hobbies, storage, or enjoying the warmer months. Ample off road parking ensures convenience for residents and guests, while the property is offered with no onward chain for a smooth and straightforward purchase.

Situated in a sought after location, close to local amenities and the Malvern Hills, this delightful bungalow presents a rare opportunity to create a personalised home in a tranquil and highly desirable setting. Early viewing is highly recommended to fully appreciate the potential and lifestyle on offer.

EPC: C Council Tax Band: D Tenure: Freehold

#### Entrance Porch

UPVC double glazed door and single glazed window to front and side aspects. Ceiling light point and steps up to hallway. Obscure double glazed door opens to:

#### Hallway

UPVC double glazed window to side aspect. Radiator and two ceiling light points.

#### Kitchen/Diner

Double glazed window to side aspect. Kitchen fitted with a range of wall and base units with mottled pale grey worksurface over. 4 ring double hob and oven with space for extractor over. Space for fridge freezer. Pull out bin storage. Stainless steel sink and drainer.

#### Dining Area

Double glazed window to rear aspect and obscure double glazed door to garden. Radiator and four ceiling light points. Vinyl flooring

#### Living/Dining Room

Dual aspect room with UPVC double glazed windows to front and side. Remote controlled gas effect fire with tiled surround. Radiator and two ceiling lights and two wall lights. Sliding window to dining area..

#### Bedroom 1

UPVC double glazed windows to front and side aspects. Radiator and ceiling light point.

#### Bedroom 2

Double glazed window to side aspect. Radiator and ceiling light point.

#### WC

Obscure double glazed window to side aspect. WC and ceiling light point.

#### Bathroom

Obscure double glazed window to rear aspect. Panelled bath with shower over and bi-fold shower screen and pedestal wash hand basin. Chrome heated towel rail. Cupboard housing 'Ideal' boiler with shelving.

#### Outside - Front

Bloc paved driveway providing off road parking for several vehicles. Planted borders and enclosed by hedging and timber panel fencing.

#### Garage

UPVC double glazed window to rear aspect. Up and over door. Power and four strip lights. Space for tumble dryer and plumbing for washing machine with worksurface over. Space for under counter freezer.





#### Outside - Rear

Rear garden enclosed by timber panel fencing. Low maintenance patio area. Wooden summerhouse and wooden shed with power. Outside tap. Gated side access.

#### WR14 Area Summary

Location: Situated in the WR14 area of Malvern, the property is well placed for local amenities including shops, Waitrose and a range of other supermarkets, cafés and cultural attractions such as Malvern Theatres, all within the town centre.

Transport: Great Malvern and Malvern Link train stations provide regular rail services, while road links connect easily to Worcester, Hereford and the M5 motorway.

Area: WR14 offers a charming town atmosphere with a mix of historic character, green spaces and easy access to the Malvern Hills, making it popular with a wide range of buyers.

#### Parking

Parking for the property is to the front for several vehicles with block paved driveway and access to the garage.

#### Floorplan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

#### Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

#### Tenure

We understand that the property is offered for sale Freehold.

#### Council Tax MHDC

We understand the council tax band presently to be : D

Malvern Hills District Council

<https://www.tax.service.gov.uk/check-council-tax-band>

(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

#### Broadband

We understand currently Full fibre broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

<https://www.openreach.com/fibre-checker>

#### Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### Financial Services

Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.

If you require any mortgage assistance - please use the link :

<https://bit.ly/MortgageAdviceRequestPLJW>

Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

#### Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

#### Property to sell?

If you have a property to sell in Malvern and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

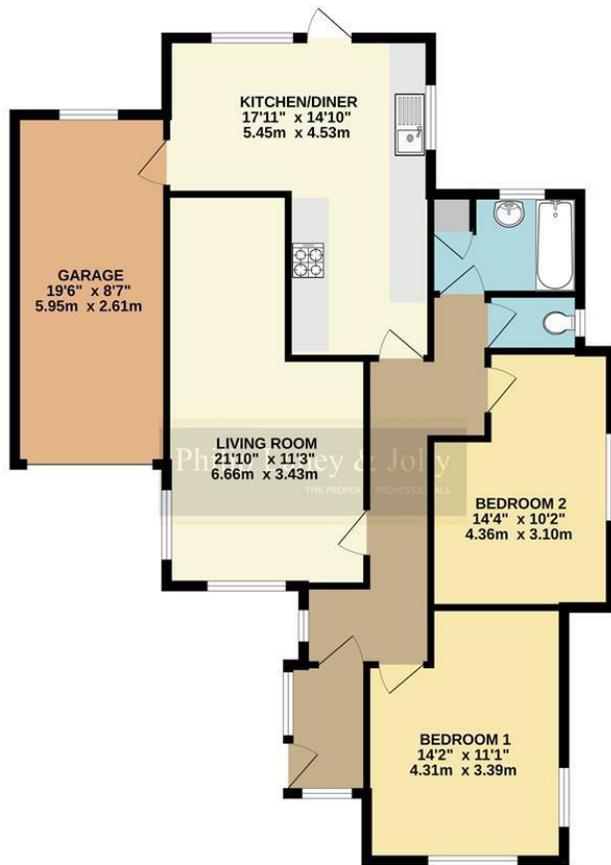
Philip Laney and Jolly are proud to have been selected as the representatives in the Malvern area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

#### Viewings

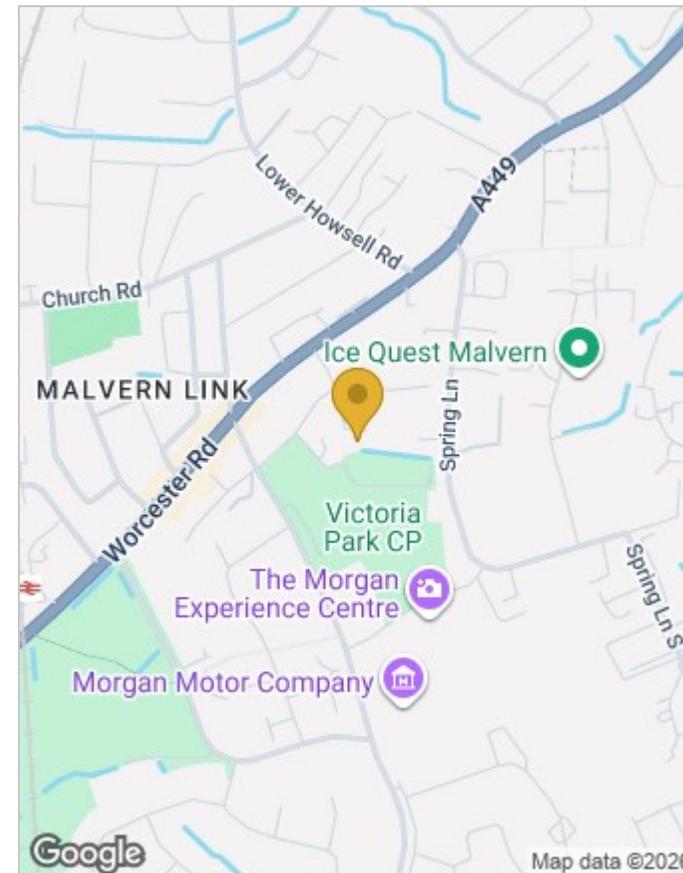
Strictly by appointment with the Agents. Please call 01684 575100. Viewings available from Monday - Friday 09:00 - 17:00, and 10:00 - 14:00 on Saturdays.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
02-10	A		
11-15	B		
16-20	C		
21-25	D	72	79
26-30	E		
31-35	F		
36-50	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## Viewing

Please contact our Malvern Office on 01684575100 if you wish to arrange a viewing appointment for this property or require further information.

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.