



23 Cooper Street Malvern, WR14 1FL

Situated in a popular residential area, this two bedroom mid-terrace property is conveniently located near local primary schools and various amenities. In brief the accommodation comprises, Entrance Vestibule, Kitchen, Living Room and Cloakroom. Whilst to the First Floor are Two Bedrooms and Bathroom. With a gated rear garden and parking for two vehicles to the front of the property. Furthermore, the property is offered with no onward chain, allowing for a smooth and efficient purchasing process. This is a fantastic opportunity to acquire a lovely home in a sought-after location and presents an excellent opportunity for both first-time buyers and buy to let investors.

£220,000

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Entrance Vestibule

Upvc Entrance door opens into the Entrance Vestibule with an opening to the Kitchen, door to the Living Room and Door to the Cloak Room.

Kitchen

12'6" x 11'9" (3.82 x 3.59)

The Kitchen is fitted with a range of base and eye level units with working surfaces and upstand. Stainless steel sink unit with drainer and mixer tap, single electric oven with four ring gas hob, stainless steel splashback and extractor above. Concealed Worcester Bosch Boiler, space and plumbing for a washing machine, space for a further tall appliance. Tiled flooring throughout, radiator, single electric double glazed window to the front aspect.

Cloak Room

With a continuation of the tiled flooring, the Cloakroom is fitted with a white suite comprising low flush WC and pedestal wash hand basin with mixer tap, tiled splashback and wall mounted glass shelf. Extractor fan, radiator and wall mounted consumer unit.

Living Room

12'6" x 12'1" (3.82 x 3.69)

With wood flooring throughout, stairs rising to the First Floor Landing, radiator and door to a large understairs storage cupboard. Double glazed window to the rear aspect and double glazed doors open to the well maintained rear Garden.

First Floor Landing

Stairs rise to the First Floor Landing with doors off to all rooms, access to the loft space via hatch and door to the Airing cupboard housing slatted shelving.

Bedroom One

12'6" x 9'5" (3.82 x 2.88)

A spacious and light room with two double glazed windows to the rear aspect providing stunning views to the Malvern Hills. Radiator.

Bedroom Two

7'0" x 8'8" (2.14 x 2.65)

Double glazed window to the front aspect and radiator.

Bathroom

Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mixer tap and wall mounted mirror cabinet above. Panel bath with mains shower and double glazed obscured window to the front aspect. Tiled walls, tiled effect floor, extractor fan and radiator.

Outside

To the front of the property is tandem parking for two vehicles, with a paved path leading to the Entrance Door with outside lighting.

The Rear Garden is predominantly laid to artificial lawn for ease of maintenance. A paved patio adjoins to the property with a pathway and flower filled beds leading to the gated access and an additional paved area with small timber storage shed.

Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via 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.

Disclosure

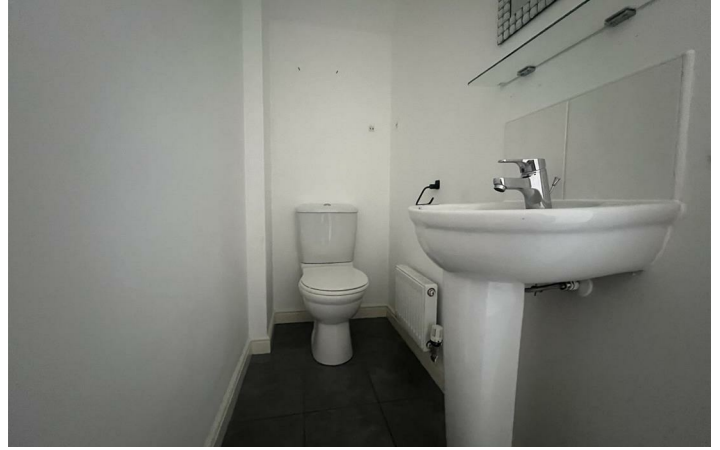
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally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

Freehold

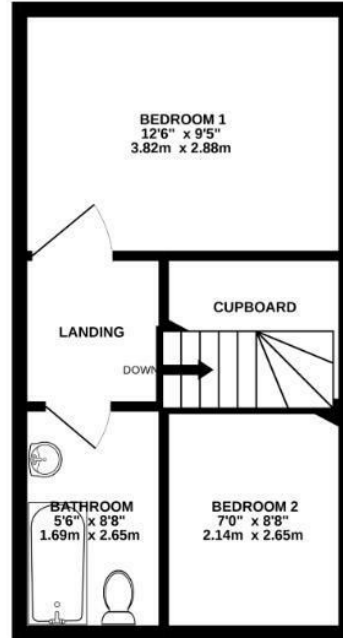
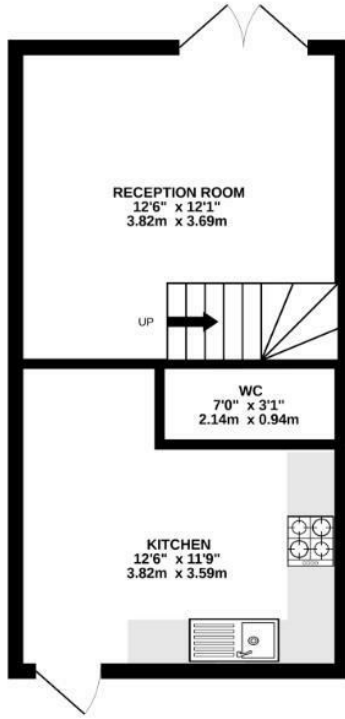
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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



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		92
(81-91) B		
(69-80) C	77	
(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	