



6 Mayflower Close, Malvern, WR14 2RH
Guide Price £240,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Malvern welcome to the market 6 Mayflower Close. Located in the charming cul de sac in Malvern, this two-bedroom link detached bungalow offers a perfect blend of comfort whilst inviting cosmetic improvements. Set in an elevated position, the property enjoys a spacious living room that provides a most pleasant outlook, allowing you to enjoy the surrounding scenery from the comfort of your home.

The bungalow features two well proportioned bedrooms, ideal for a small family or those seeking a peaceful retreat. The bathroom is designed for convenience, ensuring that all your needs are met. The property is further enhanced by a conservatory, which serves as a lovely space to enjoy the rear aspect.

Additional highlights include a garage, providing storage or parking space and a rear garden that offers a private outdoor area for gardening. The bungalow is equipped with double glazing and gas central heating

With no onward chain, this property presents an excellent opportunity for those looking to move in without delay. Whether you are a first-time buyer, downsizing, or seeking a desirable place to call home, this bungalow in Malvern is not to be missed.

EPC: D Council Tax Band: C Tenure: Freehold

Entrance Hallway

Radiator. Two ceiling light points. Obscure double glazed front door and window to side aspect. Access to loft which is mostly boarded with power.

Living Room

Double glazed window to front aspect. Two ceiling light points. Radiator. Gas fireplace. Double glazed window to side aspect.

Kitchen

Range of wall and base units. Worcester Bosch combi boiler. Double glazed window to rear aspect. Space for fridge-freezer. Built in electric oven and grill. Four ring gas hob with extractor fan over. Stainless steel sink and drainer. Ceiling light point. Double glazed door leading to:

Conservatory

Double glazed windows all round with stained glass detailing on upper windows. Radiator. Wall light point. Built in blinds. Double glazed patio doors and Double glazed single door leading off to:

Bedroom 1

Ceiling light point. Radiator. Double glazed window to rear aspect. Built in wardrobe.

Bedroom 2

Radiator. Ceiling light point. Double glazed window to front aspect.

Bathroom

Bath with electric Mira shower over. Pedestal wash hand basin. Low level WC. Radiator. Ceiling light point. Obscure double glazed window to side aspect.

Garage

Power. Wall light on exterior. Housing electric and gas meters.

Garden

Multi-tiered patio garden with range of flower beds.

Front Garden

Tiered garden with a range of flower beds.

Parking

Parking for the property is off road parking available for two vehicles with access to the garage.





Council Tax

We understand the council tax band presently to be : C

Malvern Hills District Council

<https://www.worcester.gov.uk/council-tax>

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

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 FREE 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.

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.

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.

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 - Freehold

We understand that the property is offered for sale Freehold.

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.

Viewings - Malvern

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.

Broadband Malvern

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/my-products>

Mobile Coverage - Malvern

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

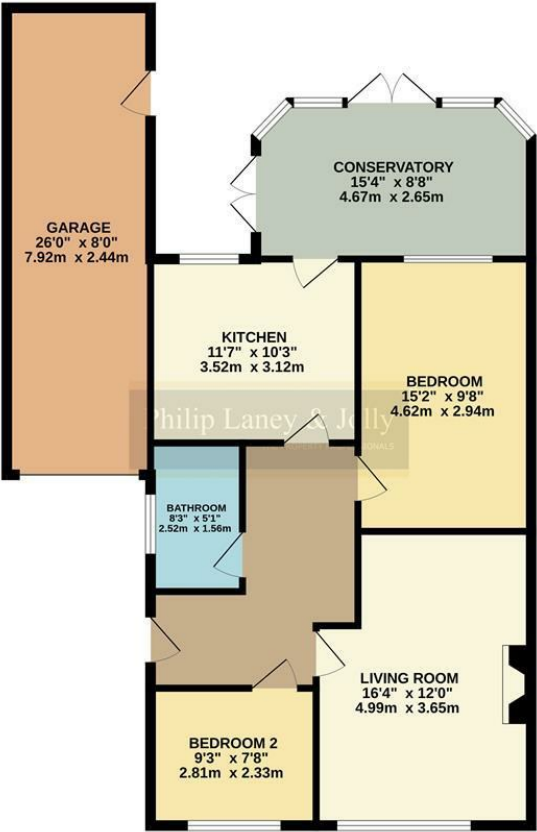
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EE- Good outdoor and in-home

O2- Good outdoor

Three- Good outdoor and in-home

Vodafone- Good outdoor



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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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 firms 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		
(81-91) B		
(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	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	