



15 Aston Drive Malvern, WR14 3JT

Located in a popular quiet residential area and within east reach of Barnards Green. This detached bungalow offers spacious and versatile living, benefiting from views of the Malvern Hills, front and private rear gardens as well as driveway parking. The accommodation comprises in brief; Entrance porch, reception hall, living room, kitchen, three bedrooms, bathroom and rear porch. The property further benefits from majority double glazing and gas central heating. Viewing is highly recommended to fully appreciate the size and location of this property. EPC Rating D

Guide Price £265,000

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Entrance Porch

Double glazed door leads into the Entrance Porch with glazed door into the Reception Hall

Reception Hall

A spacious hall with doors to all rooms, radiator and door to Airing Cupboard housing slatted shelving and radiator. Access to loft via hatch with drop down ladder, the loft space is partially boarded and benefits from having a light.

Living Room

17'9" x 10'9" (5.42m x 3.30m)

A light room with a large double glazed box window to the front aspect overlooking the front garden and providing views of the Malvern Hills beyond. Brick fireplace with gas fire, cupboards and shelving within the chimney recess. radiator.

Kitchen

13'3" x 9'10" (4.06m x 3m)

Comprehensively fitted with a range of eye and base level units with working surfaces and tiled splashback. Double built in oven, four point electric hob with extractor above. Stainless steel sink unit with drainer and mixer tap, space and plumbing for dishwasher and space for a further two appliances. Wall mounted Worcester combination gas boiler. Double glazed window to the front aspect, radiator and door to pantry style cupboard housing electric fuse board, shelving and air vent. Glazed window to the rear aspect and glazed door opening to the Rear Porch.

Rear Porch

11'0" x 4'4" (3.36m x 1.34m)

Extensive double glazed windows to the side and rear aspects, space and plumbing for washing machine, working surfaces, power and light. Double glazed door opens out to the Rear Garden

Bedroom One

10'10" x 9'10" (3.31m x 3.02m)

Built in double wardrobes with cupboards above and double glazed window to the front aspect. Radiator

Bedroom Two

9'5" x 8'11" (2.89m x 2.72m)

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

Bedroom Three / Dining Room

10'0" x 7'10" (3.05m x 2.40m)

Double glazed window to rear aspect, overlooking the private rear garden. Built-in storage cupboards and radiator.

Bathroom

7'9" x 5'5" (2.38m x 1.66m)

Fitted with a white suite comprising panelled bath with electric Myra sport shower and glazed screen. Vanity unit with sink inset with cupboards below and low flush hidden cistern WC. Fully tiled walls, obscured double glazed window to side aspect and chrome ladder style heated radiator.

Outside

To the rear of the property is a private garden predominantly laid to lawn. With slabbed patio seating area, slabbed path leading to the bottom of the garden where there is a hardstanding area ideal for a greenhouse or shed. The garden has timber panel fencing and hedge boundary, well planted borders and various shrubs and rose bush within the garden. Slabbed pathway leads to the side of the property and gated access leads to the front of the property.

To the front of the property is a foregarden laid to lawn with shrubs providing privacy to the property. Slab and gravel driveway provides parking for two vehicles. From the front of the property are beautiful views of the Malvern Hills.

Council Tax Band

We understand that this property is council tax band D.

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.

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.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Directions

From our office on Worcester Road proceed onto Church Street and straight across the traffic lights. Continue to the roundabout at Barnards Green, taking the 3rd exit towards Upton Upon Severn. Take the right turn on to Poolbrook Road and then left turn after The Three Horseshoes Inn into Bredon Grove. Turn right into Aston Drive where the property can be found on the left.



Floor Plan



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