



62 Beauchamp Road

Malvern, WR14 1RX

Located within a popular residential area and within catchment of popular primary and secondary schools, this well presented three bedroom mid terrace property is offered for sale with no onward chain. In brief the accommodation comprises; Entrance porch, living room and kitchen dining room, whilst to the first floor are three bedrooms and a bathroom. With driveway parking, outbuildings and a generous rear garden, gas combination boiler installed in 2019 and double glazing throughout. An internal viewing is strongly recommended to fully appreciate the location and size of property. EPC Rating D.

Guide Price £235,000

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Entrance Porch

A part double glazed door leads into the Entrance Porch, with double glazed windows to front and side aspects, Karndean flooring, centre light and wall hooks for coats. A hardwood glazed door leads into the Living Room.

Living Room

17'4" x 14'2" (5.3m x 4.32m)

A large double glazed leaded bay window to front aspect, with fitted white shutters. Electric flame effect mirrored wall fire. Karndean flooring, under stairs storage cupboards with lighting and shelving and a further cupboard housing electric fuse board and meters. Glazed door to Porch and door to Kitchen Dining Room. Stairs rise to First Floor.

Kitchen Dining Room

17'4" x 8'4" (5.3m x 2.56m)

Comprehensively fitted with a contemporary range of white high-gloss base and eye level units, to include a corner carousel and bin storage cupboard. The eye level units benefit from under unit lighting. Cherry wood-effect work surfaces with attractive mosaic tiled splash back, ceramic one and a half bowl sink unit with mixer tap. Space and plumbing for washing machine, dishwasher and space for a further tall appliance. Integrated electric double oven with four ring gas hob over, stainless steel splash back and extractor hood above. Two large double glazed windows overlooking the rear garden and double glazed door to rear. Karndean flooring, radiator and inset spotlights to ceiling. Concealed, Ideal combination gas boiler, installed three years ago and still under warranty.

First Floor

From the Living Room, stairs rise to the First Floor with doors off to Bedroom One, Bedroom Two and Bathroom. Access to loft space via a hatch.

Bedroom One

11'10" x 10'5" (3.62m x 3.2m)

Double glazed window to the front aspect, storage cupboard with hanging rail and shelving. Radiator.

Bedroom Two

10'5" x 8'6" (3.20m x 2.61m)

Double glazed window to the rear aspect, overlooking the rear garden. Storage cupboard with hanging rail and shelving. Radiator and door to Bedroom Three.

Bedroom Three

9'11" x 6'2" (3.03m x 1.9m)

Double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a white suite comprising panelled bath with mains shower, pedestal wash hand basin and low flush WC. Fully tiled walls, wall mirror, ladder style radiator and obscured double glazed window to the rear aspect.

Outside

To the rear of the property are a number of useful outbuildings, currently used for storage, all of which have electricity, which could provide scope for further development (subject to the relevant consents)

Adjoining the rear of the property is a block paved patio seating area which in turn leads to a paved pathway flanked by gravel borders. This area has raised vegetable beds, numerous plants and shrub filled borders. Timber fence boundaries and an archway leading to a further private garden. With slate chipped flooring and stepping stone pathway leading to the raised decking area surrounding the squared pond. A pergola covered seating area, with light, from which views towards the Malvern Hills can be enjoyed.

To the front of the property are hedge and timber fencing boundaries and driveway parking for two vehicles. Access can be gained to the left side of the property via a shared walkway to the rear of the property.

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.

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.

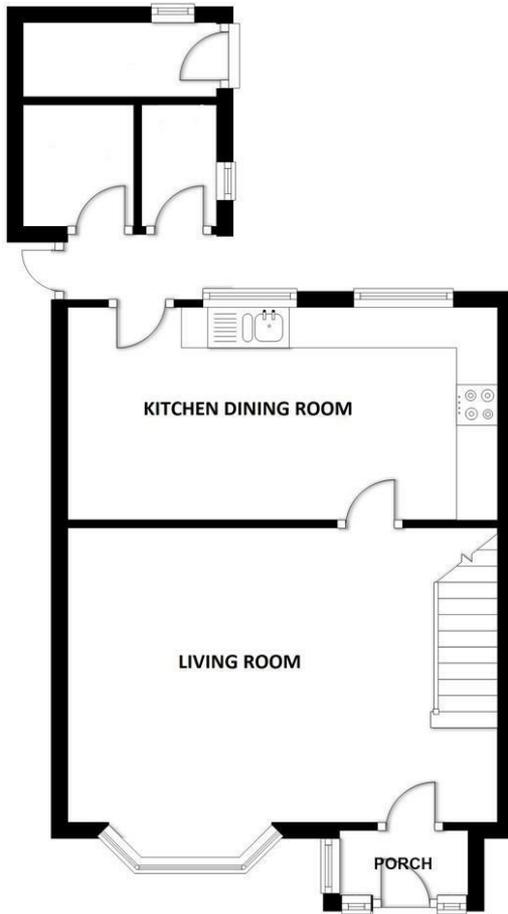
Services

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.



Floor Plan

GROUND FLOOR



FIRST FLOOR



62 BEAUCHAMP ROAD, MALVERN

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.

