



## 26 Clare Road Malvern, WR14 2EL

This is a spacious traditional three bedroom semi detached property located in a convenient position close to Barnards Green and Malvern Link. The accommodation which requires some updating, in brief comprises, entrance hall, living dining room, kitchen, side lobby and WC whilst to the first floor are three bedrooms, bathroom and separate WC. The property occupies a generous plot with low maintenance gardens to the rear and front with driveway parking. Views towards the Malvern Hills from the front and rear of the property. Offered for sale with no onward chain. EPC rating E

**Guide Price £260,000**

# 26 Clare Road

## Malvern, WR14 2EL



### Entrance Hall

Hardwood door opens into the Entrance Hall. Doors off to the Living Dining Room and Kitchen. Stairs rise to the First Floor and door to understairs storage cupboard housing electric fuse board. Wall mounted electric heater and double glazed window to the side aspect.

### Living Dining Room

20'6" x 13'11" (6.25m x 4.26m)

A light and generous size room, benefitting from dual aspect windows, with double glazed window to the front aspect and double glazed sliding door opening out to the rear garden. Dado rail, coving to ceiling and two wall mounted electric heaters. Feature coal effect fire with built in storage cupboards either side of the chimney breast. Door to Kitchen.

### Kitchen

10'0" x 9'8" (3.06m x 2.95m)

Fitted with a range of white eye and base level units with working surfaces and tiled splashback. Stainless steel sink unit with drainer and swan neck mixer tap. Space and plumbing for washing machine, space for fridge freezer and space for slot in gas cooker. Double glazed window to the rear aspect, overlooking the rear garden, glazed door to Entrance Hall, door to Living Dining Room and a further door to the Side Lobby.

### Side Lobby

Stepping down into the Side Lobby, door to the front aspect provides access to the fore-garden and driveway parking. Door to the rear aspect provides access to the rear garden. Door to a WC and a further door to a storage room.

### First Floor

From the Entrance Hall, stairs rise to the First Floor, at the top of the stairs is a double glazed window to the side aspect. On the landing, there are doors to all rooms and access to the loft space via hatch.

### Bedroom One

11'5" x 10'5" (3.5m x 3.2m)

Double built in wardrobe with mirrored sliding doors. Double glazed window to the front aspect, providing side views towards the Malvern Hills. Wall mounted electric heater and coving to ceiling.

### Bedroom Two

11'5" x 9'8" (3.5m x 2.95m)

A complete wall of built in wardrobes with mirrored sliding doors, wall mounted electric heater and double glazed window to the rear aspect, overlooking the rear garden.

### Bedroom Three

8'4" x 7'2" (2.56m x 2.2m)

Double glazed window to the front aspect. Built in single cupboard.

### Separate WC

Low flush WC, dado rail and obscured double glazed window to the rear aspect.

### Bathroom

Fitted with a white suite, comprising panelled bath with tiled walls and pedestal wash hand basin with tiled splashback. Obscured double glazed window to the side aspect and wall mounted electric heater.

### Outside

To the rear of the property is an enclosed garden by timber fencing and hedging. The garden is predominantly laid to stone and decorative paving slabs for ease of maintenance. With mature shrubs and planting with a small lawned area and views towards the Malvern Hills. Door to a useful storage room - 3.41m x 1.55m

The fore garden is predominantly laid to stone with a low wall and hedging boundary. Gated pedestrian access with pathway to the front door of the property and gated access to the driveway parking.

### Council Tax Band

We understand that this property is council tax band B.

This information may have been obtained via [www.voq.gov.uk](http://www.voq.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

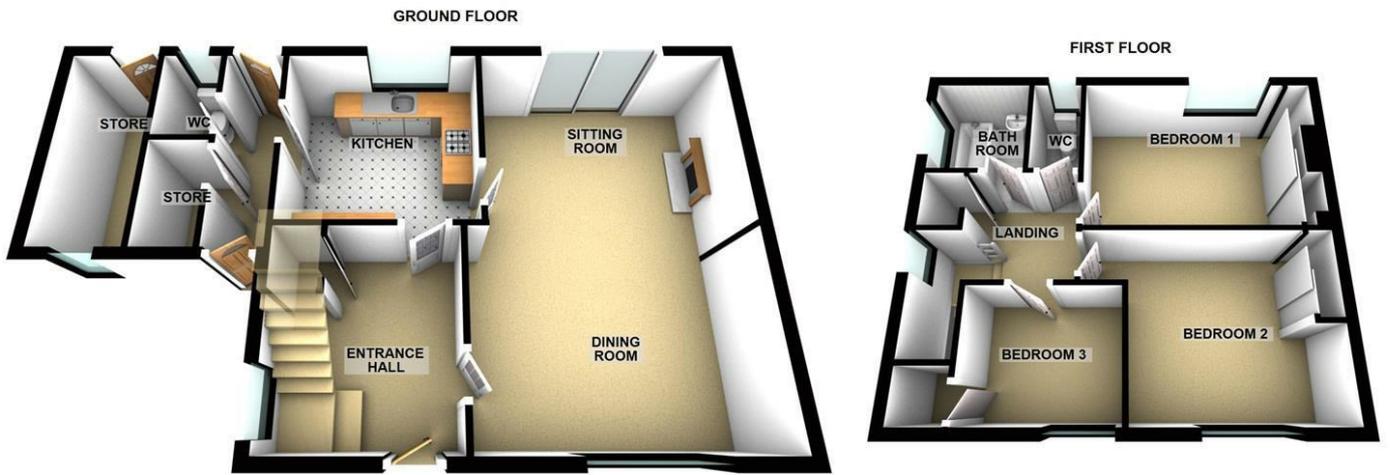
Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

### Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet <https://youtu.be/vnLJTV6v18o>



# Floor Plan



26 CLARE ROAD, MALVERN

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