



## 48 Lower Chase Road Malvern, WR14 2BZ

Well-presented two double bedroom semi-detached property situated in a convenient location of Barnards Green. The property briefly comprises of a breakfast kitchen, living room, rear hallway and cloakroom, whilst to the First Floor there are two double bedrooms and a family bathroom with separate shower. To the front of the property is off-road parking for one vehicle whilst to the rear of the property is a generous private garden. Being sold with no onward chain an internal viewing is strongly advised.

**£220,000**

# 48 Lower Chase Road

Malvern, WR14 2BZ



## Kitchen Breakfast Room

11'3" x 9'6" (3.45m x 2.91m)

Double Glazed side door leads to the Breakfast Kitchen comprising of ample base and eye level units, with working surfaces and tiled splashbacks with a useful larder style cupboard. Stainless steel sink unit with swan neck mixer tap and drainer. Slot in double oven with gas hob, space and plumbing for washing machine and space for a further undercounter appliance. Double glazed window to the front aspect, radiator and tiled flooring. Door leading to the Rear Hallway.

## Rear Hallway

With the continuation of the tiled flooring, stairs rise to the First Floor, door to Living Room and Cloakroom. Double glazed window and door to the rear enjoying access and views of the rear garden. Wall mounted thermostat, radiator, door to storage cupboard and under stairs storage area.

## Living Room

14'9" x 11'10" (4.52m x 3.63m)

A light and airy room with dual aspect double glazed windows to the front and rear aspects, radiator and TV/Phone point.

## Cloakroom

Fitted with a floating corner wash hand basin with tiled splashback and low flush WC. Obscured double glazed window to the rear aspect, wall mounted Alpha central heating boiler and radiator. Tiled flooring.

## First Floor Landing

From the Rear Hall, stairs rise to the First Floor. Double glazed window to the side aspect and access to loft hatch. Door to both Bedrooms and Bathroom.

## Bedroom One

14'10" x 11'10" (4.53m x 3.63m)

A light and airy room with front and rear facing double glazed windows, TV point and radiator.

## Bedroom Two

11'3" x 9'6" (3.45m x 2.92m)

Double glazed window to the front aspect and radiator.

## Bathroom

Fitted with a white suite comprising of a panelled bath, low flush WC and pedestal wash hand basin. Corner shower cubical with mains shower and glazed sliding door. Double glazed window to the rear aspect, "ladder" style heated towel rail, fully tiled walls and flooring.

## Outside

To the front of the property is off road parking for one vehicle and

gated side access leads to the rear gardens. At the side of the property is the door to the property.

The gardens to the rear of the property are a particular feature of this home. Being fully enclosed and of a generous size, mainly laid to lawn with flower and shrub borders. At the end of the garden is situated a shed and greenhouse. The rear garden is encompassed by fencing.

## Directions

From our Malvern office proceed down Church Street through the traffic lights to Barnards Green. At the roundabout take the first exit onto Pickersleigh Road and then first right into Lower Chase Road. The property is located on the right hand side as indicated by our agent's for sale board.

## 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.

## Council Tax Band

We understand that this property is council tax band B.

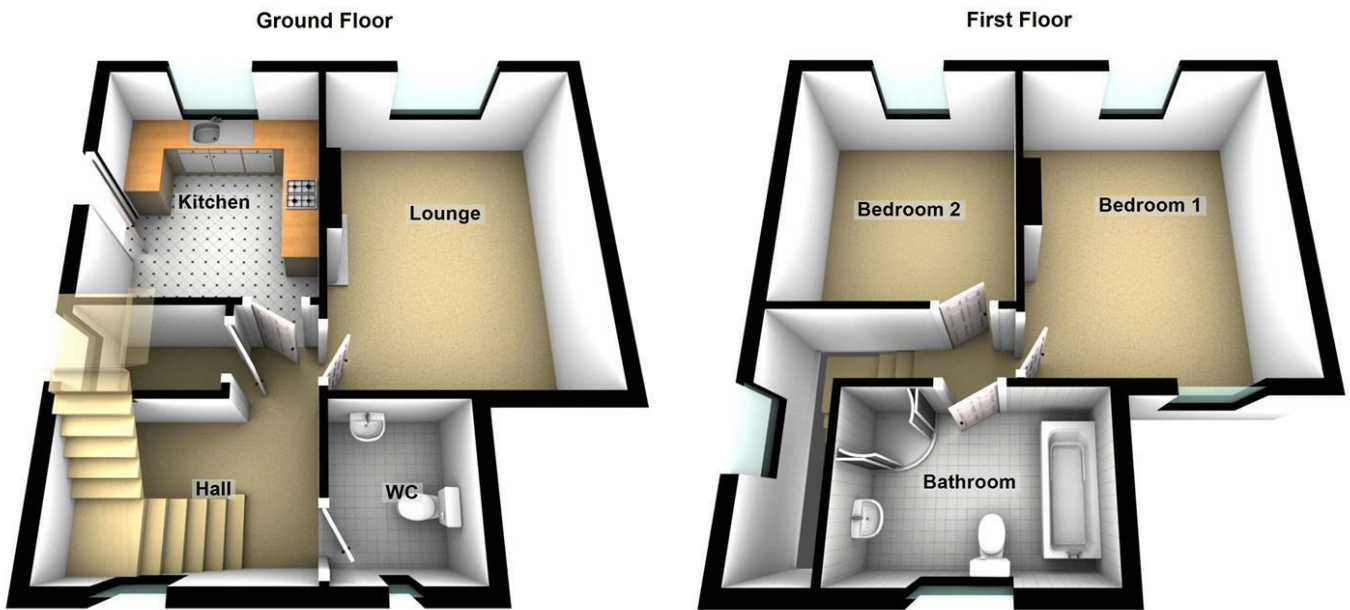
This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

## Virtual Tour

A virtual tour is available on this property copy this URL into your browser bar on the internet [https://youtu.be/\\_u\\_0EvtycU?si=fALbrIRO8Kmc41ad](https://youtu.be/_u_0EvtycU?si=fALbrIRO8Kmc41ad)



# Floor Plan



48 Lower Rd, Malvern

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