



## 28 Bramble Close

Malvern, WR14 2UW

Situated in an established residential area within easy reach of the retail park and towards Worcester, this semi detached extended home would be an ideal first purchase or buy to let investment. In brief the accommodation comprises, entrance hall, kitchen, dining room and living room. Whilst to the first floor are two bedrooms and shower room. With double glazing, gas central heating, front and rear gardens and driveway parking. Offered for sale with no onward chain. EPC Rating Awaited

**£249,500**

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## Entrance Hall

Hardwood door opens into the Entrance Hall. Stairs with open balustrade rise to the First Floor, door to Dining Room and opening to Kitchen. Radiator, wood effect flooring and wall mounted fuse board.

## Kitchen

11'7" x 6'2" (3.54m x 1.9m)

The Kitchen is fitted with white eye and base level units with drawers, working surfaces and splashbacks. Electric oven with four ring gas hob and extractor above. Composite sink unit with drainer and mixer tap, space and plumbing for washing machine, dishwasher and space for a further tall appliance. Radiator, double glazed window to the front aspect and wood effect flooring.

## Dining Room

13'1" x 12'6" (4m x 3.83m)

The Dining Room has a feature wooden fire surround and hearth, radiator and wood effect flooring. Door to a useful understairs storage cupboard. Opening to the Living Room.

## Living Room

14'9" x 11'1" (4.52m x 3.4m)

The Living Room benefits from a double glazed door to the side aspect opening out to the patio and a further double glazed window to the rear aspect overlooking the rear garden. Radiator and wood effect flooring.

## First Floor

From the Entrance Hall, stairs rise to the First Floor. With doors off to both Bedrooms and Shower Room. Double glazed window to the side aspect.

## Bedroom One

12'7" x 9'6" (3.85m x 2.9m)

Double glazed window to the rear aspect, radiator.

## Shower Room

The Shower Room is fitted with a white suite comprising, vanity unit with sink inset and cupboards below and low flush WC. Large walk-in shower with glazed sides, waterfall effect shower head with an additional attachment and aqua boarding to the walls. Chrome ladder style radiator, fully tiled walls and tiled flooring.

## Bedroom Two

8'10" x 12'6" narrowing to 9'2" (2.7m x 3.83m narrowing to 2.8m)

Two double glazed windows to the front aspect, radiator. Door to Airing Cupboard housing "Ideal" combination gas boiler and slatted shelving for storage.

## Outside

To the front of the property is driveway parking for several vehicles and a lawned fore-garden. Gated access leads to the side and rear of the property.

From the Living room, stepping out to the side of the property on the adjoining paved patio area. The rear garden is predominantly laid to lawn with timber fencing encompassing the garden and benefitting from two timber sheds.

## Council Tax Band

We understand that this property is council tax band C. 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.

## 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.

## Agents Note

Our client advises us that the property is currently Leasehold however this property is being sold as a Freehold property, as the current owners are in the process of buying the Freehold which will be transferred on Completion of Sale.

Should you proceed to purchase the property, these details must be confirmed via your solicitor within the pre-contract enquiries.





# Floor Plan

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.

