



## 51 Clerkenwell Crescent

Malvern, WR14 2TX

This three bedroom mid terraced property located in a popular residential area, offers generous accommodation set in a quiet location and within a short distance of facilities in Great Malvern. In brief the accommodation comprises, entrance porch, entrance hall, living room, kitchen, dining room and conservatory. Whilst to the first floor are three bedrooms, bathroom and access to the loft space. The property further benefits from having a larger than average rear garden and driveway parking to the front. This property demands an internal inspection to fully appreciate it's size and location. EPC Rating E

**£265,000**

# 51 Clerkenwell Crescent

Malvern, WR14 2TX



## Entrance Porch

With UPVC French doors into the Entrance Porch and a further door leading to the Entrance Hall. Double glazed window to the front aspect, lighting and shelving.

## Entrance Hall

Stairs with wooden balustrade rise to the First Floor. Doors to Living Room and Kitchen. Radiator.

## Living Room

13'5" x 12'1" (4.1m x 3.7m)

Fireplace with wooden mantle and stone hearth with gas fire (not tested), radiator and dado rail. Double glazed window to the front aspect and part glazed door to Dining Room.

## Kitchen

11'9" x 9'3" (3.6m x 2.83m)

The Kitchen is fitted with wooden eye and base level units and drawers with working surfaces and tiled splashback. Space for a tall appliance, space and plumbing for washing machine, slimline dishwasher, and space for a slot-in gas cooker with extractor above. Stainless steel sink unit with one and half bowls, drainer and mixer tap. Part glazed door and double glazed window to the rear aspect overlooking the rear garden. Tiled flooring and door to pantry style cupboard housing, gas and electric metres and electric fuse board. Spotlights to ceiling and part glazed door to dining room.

## Dining Room

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

The Dining Room is fitted with a wooden fireplace with wooden surround and space for an electric "wood burner" effect heater, dado rail, radiator and wood effect flooring. Double glazed French doors to the Conservatory and part glazed door to the Living Room.

## Conservatory

9'2" x 8'8" (2.8m x 2.65m)

The Conservatory is fitted with double glazed windows to the rear and side aspects, double glazed French doors open out to the rear garden. Low rise wall, Perspex roof, fan assisted light and power. Tiled flooring.

## First Floor

From the Entrance Hall, stairs rise to the First Floor. Doors off to all Bedrooms and Bathroom. Radiator, double doors to Airing Cupboard housing gas central heating boiler and shelving for storage. Access to roof space via hatch.

## Bedroom One

11'10" x 11'1" (3.61m x 3.4m)

Double glazed window to the front aspect providing views towards the Malvern Hills. Radiator and single built-in storage cupboard.

## Bedroom Two

14'6" x 10'2" (4.43m x 3.12m)

Double glazed window to the rear aspect overlooking the rear garden. Radiator and two single storage cupboards.

## Bedroom Three

10'2" x 7'6" (3.1m x 2.3m)

Double glazed window to the front aspect. Radiator and over stairs bulk head boxing.

## Bathroom

The Bathroom is fitted with a white suite comprising, panelled bath with electric Myra sport shower over, glazed shower screen door and tiled walling. Pedestal wash hand basin with tiled splashback and low flush WC. Partially tiled walls, radiator and obscured double glazed window to the rear aspect.

## Out-Buildings

To the rear of the property are two store rooms and a gardeners wc.

The larger of the two store rooms - 2.22m x 1.84m benefits from shelving, window to the rear aspect and a light.

## Outside

The garden to the rear of the property is predominantly laid to lawn and is encompassed with timber fencing and mature hedging. With decking and paved patio area adjoining the property and steps leading down to the garden. Gated side access leads to the front of the property and at the rear of the garden, behind the neighbouring garden, is access to parking off Sling Lane.

## Council Tax Band

We understand that this property is council tax band B.

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

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.

