



## 52a Frederick Road, Worcestershire, WR14 1RS

**£215,000**

Situated in a popular residential area with easy access to Malvern Link Railway Station, local schools and shops, this two bedroom end of terrace home briefly comprises: Entrance porch, kitchen and living dining room, whilst to the first floor are two good sized bedrooms and bathroom. Benefiting from gas central heating, double glazing and off road parking, with two allocated parking spaces, along with visitor parking, within the parking bay to the rear of property. This home would make an ideal first home or buy to let investment.

### **Entrance Porch**

Canopied entrance porch with storage cupboard housing electric smart meter.

### **Kitchen 11'4" x 8'3" (3.47 x 2.53)**

Part glazed UPVC door leading into the Kitchen. Comprehensively fitted with a range of eye and base level units with working surfaces and tiled splash backs. Space for slot in gas cooker, space and plumbing for washing machine and space for a further two under counter appliances. Stainless steel sink unit with drainer and mixer tap and double glazed window to the front aspect. Radiator, door to under stairs storage and door to Living Dining Room.

### **Living Room 15'1" x 11'4" (4.6 x 3.46)**

Double glazed window and door to rear aspect. Wood effect flooring. Radiator and stairs rising to the First Floor.

### **First Floor Landing**

Doors to all rooms. Door to Airing cupboard housing slatted shelving. Access to loft space via hatch with drop down wooden ladder. The combination Baxi boiler, installed in 2022 has been installed in the loft, which is fully boarded and also benefits from power, light and shelving.

### **Bedroom One 11'4" x 9'4" (3.47 x 2.85)**

Double glazed window to rear aspect. Radiator.

### **Bedroom Two 11'5" x 8'3" (3.48 x 2.53)**

Double glazed window to front aspect. Radiator.

### **Bathroom**

Recently refitted with panelled bath with shower screen, low flush wc and wash hand basin. Radiator, extractor.

### **Outside**

There is a small fore-garden predominantly laid to lawn with slate covered borders. A paved pathway and steps lead to the front door.

To the rear of the property there is an enclosed garden which has undergone extensive landscaping that now includes; newly installed timber fencing with a wide gate to the rear parking area, where there is allocated parking for two vehicles. The rear garden also benefits from block paving, squared lawn, new raised bed, outside electric sockets installed, accessible from the front and rear of the property,

outside electric cable installed ready to connect to a shed/outbuilding. A paved path leads to the side of the property with gated access to the front.

### **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.

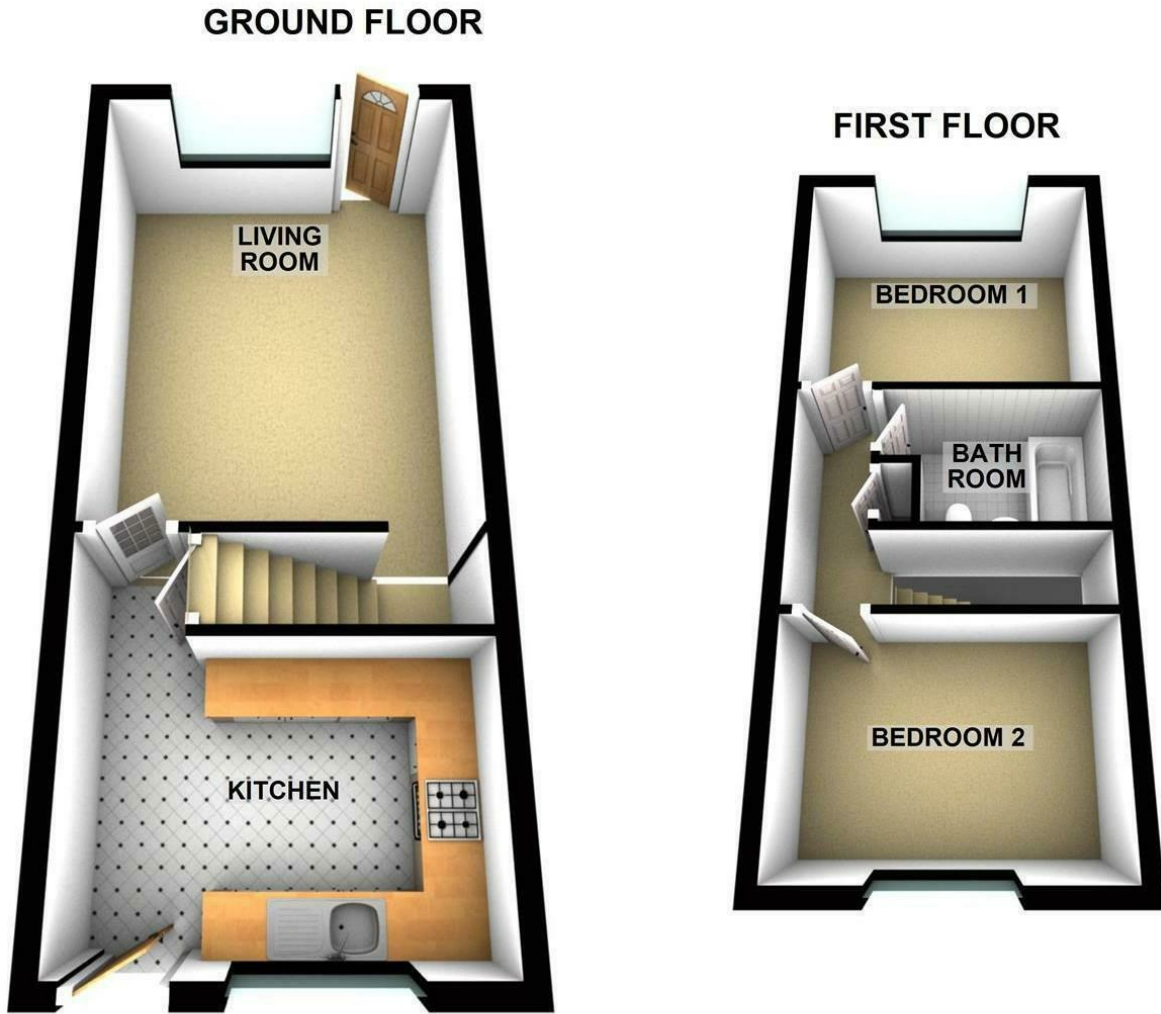
### **Freehold**

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

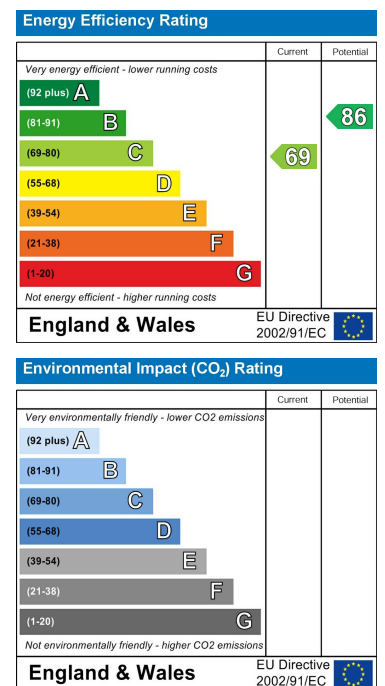


## 52A FREDERICK ROAD, MALVERN

## Area Map



## Energy Efficiency Graph



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.

13A Worcester Road, Malvern, Worcestershire, WR14 4QY

Tel: 01684 561866 Email: info@dennyandsalmond.co.uk Web: www.dennyandsalmond.co.uk

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