



58 Geraldine Road Malvern, WR14 3PB

Situated in the popular residential area of Barnards Green, within walking distance of all amenities and within catchment of The Chase secondary school, this versatile extended semi-detached property enjoys a generous plot with views towards the Malverns. In brief, the accommodation comprises Entrance hall, living room, dining room, breakfast room, kitchen, side lobby and wet room. Whilst to the first floor are three bedrooms and bathroom. There are front and rear gardens, attached garage and ample driveway parking for several vehicles. Offered for sale with no onward chain, EPC Rating D.

Guide Price £350,000

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Entrance Hall

A covered porch and part glazed door opens into the Entrance Hall, with doors to the Living Room, Dining Room and Breakfast Room. The staircase rises to the First Floor Landing with a useful under-stairs storage cupboard, radiator and an original stained glass window to the front aspect.

Living Room

16'4" x 12'1" (5m x 3.7m)

A spacious and light room with double glazed bay window to the front aspect, radiator, and coal effect gas fire with surround and hearth

Dining Room

15'1" x 10'5" (4.6m x 3.2m)

Double glazed window and door to the rear garden with views across the rear garden and towards the Malvern Hills. Wall mounted gas fire.

Breakfast Room

11'5" x 9'6" (3.5m x 2.9m)

The Breakfast Room benefits from built in storage cupboards, door to the Side Lobby and Kitchen. Double glazed window to the side aspect, radiator and wall mounted gas fire.

Kitchen

12'1" x 10'9" (3.7m x 3.3m)

The Kitchen has been re-fitted with a range of white high gloss base and eye level units with work surfaces and tiled splash backs. Electric oven and four ring gas hob with extractor above. Stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine and space for further under counter appliance. Radiator, double glazed window to the rear aspect overlooking the rear garden and part glazed door opens to the garden.

Side Lobby

6'4" x 4'7" (1.94m x 1.4m)

Part glazed door opening to the driveway parking. Space and plumbing for washing machine and door to the Wet Room. Radiator.

Wet Room

The Wet Room is fitted with a vanity unit with wash hand basin with mixer tap and cupboards below, hidden cistern low flush WC and mains shower with rainfall shower head and an additional attachment, with glazed screen and fully tiled walls and flooring. Obscured double glazed window to the rear aspect and chrome heated towel rail.

First Floor

From the Entrance Hall the staircase rises to the First Floor, with double glazed window to the side aspect. Doors to all Bedrooms and Bathroom and access to loft space via hatch.

Bedroom One

16'8" x 10'2" (5.1m x 3.1m)

A light and spacious room with double glazed bay window to the front aspect, built-in wardrobes and radiator.

Bedroom Two

15'1" x 10'5" (4.6m x 3.2m)

Double glazed window to the rear aspect overlooking the rear garden and with views towards the Malvern Hills. Built in storage cupboards and radiator.

Bedroom Three

11'3" x 9'6" (3.43m x 2.9m)

Double glazed window to the rear aspect, overlooking the rear garden and with views towards the Malvern Hills and port-hole window to the front aspect. Cupboard housing Worcester Bosch combination boiler. Radiator

Bathroom

The Bathroom is fitted with a white suite comprising, low flush WC, wash hand basin vanity unit with cupboards below. Panelled bath with tiled surround and shower cubicle with electric Mira shower and glazed sides. Radiator and obscured double glazed window to the side aspect and obscured original stained glass window to the front aspect. Radiator

Garage

21'8" x 8'11" (6.61m x 2.73m)

With electric door opening to the driveway parking. Courtesy door to the rear garden. Power and light and window to the rear aspect.

Outside

To the front of the property is driveway parking for several vehicles which in-turn leads to the attached garage. The fore-garden is predominantly laid to lawn with gated side access to the rear of the property.

To the rear of the property is a paved patio seating area adjoining the property. The rear garden is predominantly laid to lawn with shrub filled borders and timber fencing.

Council Tax Band

We understand that this property is council tax band C. This information may have been obtained via 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.

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.



Floor Plan



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