



## 1 Peak View, Malvern, WR14 1LU

**£259,500**

This attractive semi detached home is located just off Yates Hay Road and is within easy reach of local amenities and local primary and secondary schools. The property offers well planned accommodation to include: Entrance hall, cloakroom/WC, fitted kitchen with dining area and living room. Whilst to the first floor there are three bedrooms, the master with en-suite shower room and a family bathroom. To the outside, there are gardens, off street parking and a garage.

## ENTRANCE HALL

Radiator, stairs rising to the first floor and door to:

## KITCHEN/DINER 19'0" x 9'8" (5.79 x 2.95)

Fitted with a matching range of base and eye level units with worktop space over, one and a half bowl stainless steel sink unit with mixer tap and tiled splashbacks. Plumbing for automatic washing machine, built-in electric oven, four ring hob with pull out extractor hood over, double glazed window to rear, wood effect laminate flooring and sliding patio doors to garden. Wall mounted Worcester boiler.

## LIVING ROOM 13'10" x 11'10" (4.22 x 3.61)

Bay window to side, electric fireplace, two radiators, built in storage cupboard, telephone and TV point,

## CLOAKROOM/WC

Fitted with two piece suite comprising, wall mounted wash hand basin, low-level WC, radiator and extractor fan.

## FIRST FLOOR

### LANDING

Access to loft space and doors to all rooms, airing cupboard housing hot water tank.

## MASTER BEDROOM 10'8" x 8'8" (3.25 x 2.64)

Double glazed window to front, radiator, fitted wardrobe, telephone and TV point, door to:

## EN-SUITE SHOWER ROOM

Having a tiled shower cubicle, wall mounted wash hand basin, low flush WC, shaver point, extensive tiling to walls, extractor fan and obscure double glazed window to side.

## BEDROOM 2 9'0" x 8'8" (2.74 x 2.64)

Double glazed window to rear, radiator, TV point.

## BEDROOM 3 9'0" x 6'1" (2.74 x 1.85)

Double glazed window to rear, radiator, telephone and TV point.

## FAMILY BATHROOM

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low-level WC, extensive tiling to walls and obscure window to side.

## OUTSIDE

The rear gardens have been laid to lawn and are

enclosed having a wooden gate providing pedestrian access to the rear leading to a garage and parking.

## DIRECTIONS

From our Malvern Office proceed towards Malvern Link turning left into Howsell Road just past the train station. Continue straight ahead at the mini roundabout and turn left into Yates Hay Road. The property is located on the corner of Peak View and Yates Hay Road and is indicated by our agent's To Let board

## COUNCIL TAX

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.

## Disclaimer

Photographs of this property were taken prior to the current tenants occupation.

The text, photographs and measurements within these particulars are for guidance purposes only and are not necessarily comprehensive or will form part of the tenancy agreement. Reasonable endeavours have been made to ensure that the information given in these particulars is correct and up to date.

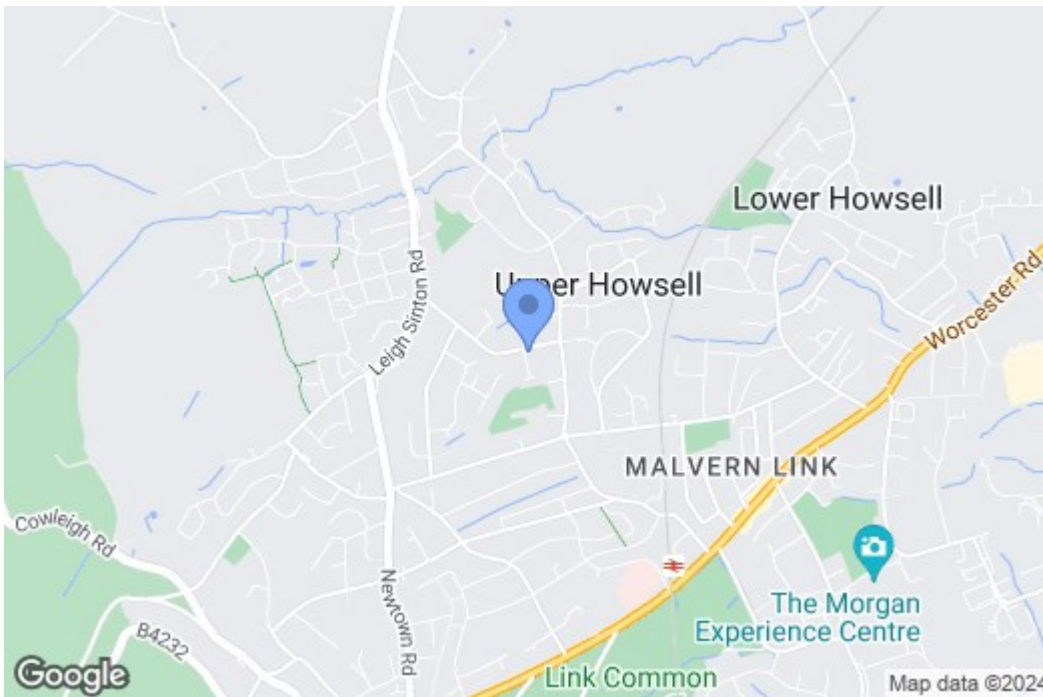
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

## Freehold

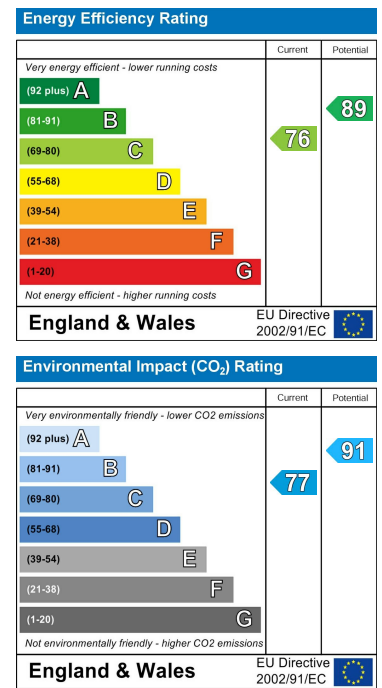
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

# Floor Plan

## 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.