



## 15 Springfield Glade

Malvern, WR14 1LN

£210,000



This modern terraced house is located within a cul-de-sac position on the fringe of Malvern Link. It benefits from accommodation to include: Lounge and kitchen/diner, two bedrooms and refitted bathroom with shower. Further benefits include off road parking for two cars, rear gardens and gas central heating. Offered for sale with no onward chain and internal viewing is strongly advised.





## GROUND FLOOR

### ENTRANCE HALL

Stairs rising to the first floor and door to:

### LOUNGE

13'5" x 10'9" (4.09 x 3.28)

Window to front, brick fire surround and wooden mantle over and gas point, radiator, TV point, door to:

### FITTED KITCHEN/DINER

14'2" x 7'8" (4.32 x 2.34)

Fitted with a matching range of base and eye level units with work top space over and tiled splash backs, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge, built-in electric oven, electric hob with extractor hood over, radiator, window to rear and a Upvc double glazed door to the rear gardens.

### UNDER-STAIRS CUPBOARD

## FIRST FLOOR

### LANDING

Access to loft space and airing cupboard with shelving and wall mounted Worcester gas fired central heating boiler.

### BEDROOM 1

14'4" max x 9'10" (4.37 max x 3.00)

Two windows to front, radiator, TV aerial point and built in over stairs cupboard.

### BEDROOM 2

11'6" x 7'9" (3.51 x 2.36)

Window to rear and radiator.

### BATHROOM

Re-fitted with a white suite comprising panelled bath with mains shower over and shower screen, pedestal wash hand basin and low-level WC, tiled surround, obscure window to rear and contemporary towel rail.

## OUTSIDE

To the front of the property is a small foregarden and pathway leading to the front door. The rear garden has a paved patio area and step up to a level lawn enclosed by wooden fencing and flower beds and borders to each side. There is gated access to the rear and access to the two off road parking spaces allocated to this property.

## DIRECTIONS

From our Malvern office head towards Link Top bearing left at the traffic lights on to Newtown Road. Follow the road along into Leigh Sinton Road and bear right into Yates Hay Road. Turn left into Springfield Glade where the property will be located on the left as indicated by the Agents for sale board.

## Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

## 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.

## 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.

## Area Map

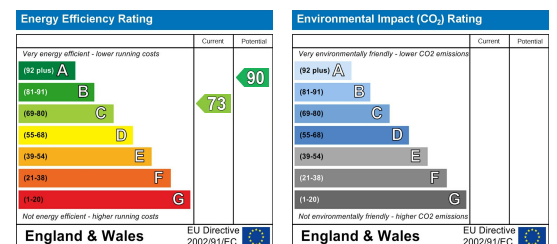


## Floor Plans



This floor plan is not to scale. They are for guidance only and accuracy is not guaranteed.

## 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.

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