



5 Bosbury Road Malvern, WR14 1TR

A spacious and attractive three bed semi detached house with ample parking and a detached garage. In short the property comprises of an entrance hall, living room, dining room, a large kitchen breakfast room. Whilst on the first floor there are three bedrooms and a family bathroom. The property further benefits from gas fired central heating, double glazing and enclosed gardens. With no onward chain, this property demands an internal reviewing.

£325,000

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Entrance Hall

Hardwood door opens into the Entrance Hall. With door off to the Living Room, understairs storage area and archway to Dining Room. Radiator, wood effect flooring, double glazed window to the rear aspect and stairs rise to the First Floor.

Living Room

15'5" x 10'11" (4.7m x 3.35m)

A light room with a gas "coal" effect fire with hearth and surround. Double glazed bay window to the front aspect. Radiator, picture rail and wood effect flooring.

Dining Room

10'11" x 7'8" (3.35m x 2.34m)

Fitted with a gas "coal" effect fire with surround and hearth. Cupboards built in to either side of the chimney breast, one of which houses the Worcester gas combination boiler and fuse board. Double glazed window to the front aspect, radiator and wood effect flooring. Archway leads to the Kitchen Breakfast Room.

Kitchen Breakfast Room

12'9" x 11'9" (3.9m x 3.6m)

A generous Kitchen Breakfast room with plenty of room for a table. Fitted with a range of eye and base level units with working surfaces and tiled splashback. Electric oven with four point electric hob and extractor above. Stainless steel sink unit with drainer and mixer tap, space and plumbing for washing machine and space for a further undercounter appliance. Double glazed windows to the side and rear aspects and part glazed door opens to the side of the property.

First Floor

From the Entrance Hall, stairs rise to the First Floor. Doors off to all Bedrooms and Bathroom.

Bedroom One

12'9" x 11'9" (3.91m x 3.6m)

Double glazed windows to the side and rear aspects. Radiator.

Bedroom Two

12'5" x 10'5" (3.8m x 3.2m)

Double glazed bay window to the front aspect. Wall and ceiling lighting and radiator.

Bedroom Three

11'1" x 8'10" (3.4m x 2.7m)

Double glazed window to the front aspect, built in storage cupboard and radiator.

Bathroom

A contemporary Bathroom fitted with a white suite and

complimented by dark units. Panel bath with waterfall effect shower head and an additional attachment with glazed screen. Vanity unit with sink insert, mixer tap, tiled splashback and cupboards below. Hidden cistern low flush WC and upright radiator. Storage cupboard and obscured double glazed window to the side aspect.

Outside

To the front and side of the property is ample driveway parking. The garden to the rear of the property is predominantly laid to lawn with a paved patio area adjoining the property and encompassed by timber fencing.

Garage

16'1" x 8'2" (4.92m x 2.5m)

The driveway parking leads to the Garage, which is set back from the property. The Garage benefits from an up and over door to the front aspect and courtesy door to the side.

Council Tax Band

We understand that this property is council tax band B

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.

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.

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.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Virtual Viewing

A virtual tour is available on this property copy this URL into your browser bar on the internet - <https://youtu.be/05V8LZpC4PY?si=DbOK25t7prQ5zeqy>



Floor Plan



5 Bosbury Road, Malvern

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