



## 43 Old Hollow

Worcestershire, WR14 4NP

Located within an elevated position of North Malvern this semi detached, three storey home offers spacious and versatile accommodation. In brief the property comprises; entrance hall, utility room, bedroom - with en-suite shower room. To the first floor there is a large living dining room, fitted kitchen, conservatory and cloakroom. To the second floor there are three bedrooms and bathroom. The property benefits from off street parking and a steep terraced hillside garden that provides splendid views. Offered for sale with no onward chain. EPC Rating D

**Guide Price £285,000**

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## Entrance Porch

A upvc double glazed entrance door leads into the Entrance Porch with tiled flooring, cupboard housing gas meter and further part glazed door to:

## Entrance Hall

Radiator, laminate flooring, stairs to First Floor with under stairs storage cupboard, door to:

## Utility Area

5'10" x 5'7" (1.80 x 1.72)

Fitted with a working surface with tiled splash back, stainless steel sink unit and plumbing for washing machine and space for a further undercounter appliance. Radiator, wall mounted shelving, door to Ground Floor Bedroom and further doorway to a walk in storage cupboard.

## Bedroom

7'9" x 15'9" (2.37 x 4.82)

A versatile room with double glazed window to the front aspect, radiator and deep wardrobe with louvre doors. Door to the En-Suite Shower Room.

## En Suite Shower Room

Fitted with a tiled shower cubicle housing electric shower. Pedestal wash hand basin and low level WC. Heated towel rail, part tiled walls, feature window to side and extractor fan.

## First Floor Landing

From the Entrance Hall the staircase rises and returns to the First Floor, having a large double glazed window to the rear aspect. Door to the Living Room.

## Living Room

20'8" x 12'2" max (6.30 x 3.73 max)

Formerly two rooms, the Living Room is now a large, light room with two double glazed windows to the front aspect which provides stunning views towards Worcester and beyond. Two radiators, fireplace with wooden surround and tiled inset (currently sealed), two wall light points and part glazed door to an Inner Hallway.

## Inner Hallway

Laminate flooring and doors to Kitchen and Cloakroom.

## Cloakroom

Fitted with a low level WC, wall mounted wash hand basin, radiator, wooden flooring and obscured double glazed window to the rear aspect.

## Fitted Kitchen

11'3" x 7'10" (3.45 x 2.40)

Fitted with a range of wood fronted base and eye level units with working surface over and multi coloured tiled splash backs. Integrated electric double oven, four ring gas hob and extractor hood above. Space for fridge, double glazed window to the side aspect, heated towel rail and double glazed sliding doors to the Conservatory

## Conservatory

11'0" x 8'10" (3.36 x 2.71)

Of brick and timber construction under a pitched polycarbonate roof the Conservatory has two electric panel heaters, wall lights and sliding doors to the rear garden.

## Second Floor Landing

Stairs rise and return to the Second Floor, with a large double glazed window to the rear aspect. Doors off to three Bedrooms and Bathroom, double radiator, and access to the part boarded loft space via hatch.

## Bedroom One

10'8" x 8'10" (3.27 x 2.70)

Double glazed window to the front aspect with far reaching views. Radiator, over bed storage with down lighting.

## Bedroom Two

8'10" x 9'6" (2.71 x 2.91)

Double glazed window to the front aspect with far reaching views. Radiator.

## Bedroom Three

10'8" x 7'7" (3.27 x 2.33)

Double glazed window to the rear aspect. Radiator. Door to Airing Cupboard housing Vaillant gas central heating combination boiler along with ample shelving.

## Bathroom

Fitted with a coloured suite comprising panelled bath with electric shower over, pedestal wash hand basin and low level WC. Part tiled walls, radiator and obscured double glazed window to rear.

## Outside

To the front of the property there is a gravelled driveway providing off road parking for two vehicles. There is also an outside water supply. Steps to the side of the house lead to gated access to the side garden which forms a pleasant, paved seating area with outside lighting and Malvern stone rockery beds. The paving continues to the rear of the property and there are steps which wind through the garden to the first terrace which is decked. The second terrace is also decked and has a small timber shed. The steps continue to the main decked area from which the most wonderful open views to Worcester and far beyond can be enjoyed. From this level wooden steps leads to a 'wild garden' which is laid to grass with mature fruit trees and shrubs.

## Council Tax Band

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.

## 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.

## Disclaimer

Photographs of this property were taken prior to the current tenant's 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.



# Floor Plan



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.

