



26 Langland Avenue Malvern, WR14 2EQ

A spacious three bed semi detached house, situated at the head of a cul de sac. The property briefly comprises: Entrance hall, living room, dining area, family room, fitted kitchen and utility area with WC. To the first floor are three bedrooms and a family bathroom with separate shower. The property further benefits from gas central heating, double glazing and generous gardens. Offered for sale with no onward chain.

£215,000

26 Langland Avenue

Malvern, WR14 2EQ



Entrance Hall

Stairs rising to the first floor, doors to all rooms and electric meters.

Living Room

12'10" into recess x 13'1" (3.90 into recess x 3.98)

Double glazed bay window to the front aspect and radiator.

Kitchen

8'3" x 8'0" (2.51 x 2.45)

Fitted with a range of eye and base level storage units, one and a half bowl sink unit, double glazed window to side aspect, tiled splash backs and cupboard housing gas meter. Wall mounted gas fired combination central heating boiler. Door to the Dining Area and Rear Lobby.

Dining Area

9'8" x 10'11" (2.95 x 3.34)

Squared opening leading to the Family Room

Family Room

9'11" x 7'0" (3.03 x 2.14)

Double glazed patio doors leading to the rear garden and radiator.

Rear Lobby

Double glazed window to the rear aspect and double glazed door to the rear garden. Space and plumbing for a washing machine and door to:

Cloakroom

Low flush W.C, wall mounted wash hand basin and double glazed window to the side aspect.

First Floor

From the Entrance Hall, stairs lead to the First Floor. Double glazed window to the side aspect, access to loft space and doors to all rooms.

Bedroom One

12'10" into recess x 9'0" (3.92 into recess x 2.74)

Double glazed window to the front aspect, built in double wardrobes with sliding doors. Radiator

Bedroom Two

11'11" x 9'11" (3.63 x 3.02)

Double glazed window to rear aspect, storage. Radiator

Bedroom Three

9'7" x 7'3" (2.92 x 2.20)

Double glazed window to rear aspect, storage cupboard and radiator.

Bathroom

8'4" x 7'2" (2.55 x 2.18)

Fitted with a white suite comprising panelled bath, pedestal wash hand basin and low level WC. Double glazed obscure windows to side and rear aspects, radiator.

Outside

A paved patio area leads to the generous level lawned gardens, enclosed with wooden panelled fencing. A gate provides side access.

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.

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.

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

Directions

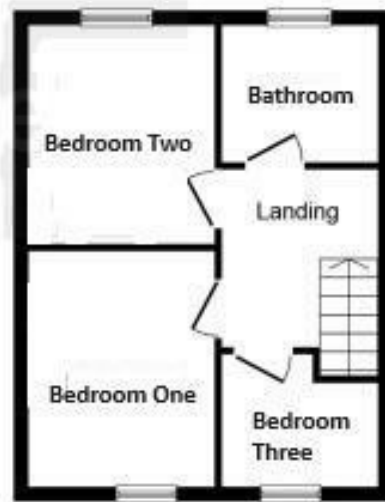
From our office at Denny and Salmond proceed down Church Street, continuing straight on at the traffic lights. Take the 5th turning left into Madresfield Road and at the roundabout take the second exit onto Pickersleigh Road, then turning immediately left onto the continuation of Madresfield Road. Take the second turn left into Langland Avenue and the property can be found a short distance along off a right hand spur of Langland Avenue.



Floor Plan



Ground Floor



First Floor

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.

