



## 5 Bosbury Road Malvern, WR14 1TR

Welcome to Bosbury Road, Malvern - a charming location for this extended semi-detached home! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and make this house a home.

Situated in a sought-after area, this property offers convenient access to local amenities and schools, making it an ideal choice for families. The addition of a garage and parking space for several vehicles ensures that you never have to worry about finding a spot.

With no onward chain and vacant possession, this is definitely a home to view.

**£315,000**

# 5 Bosbury Road

Malvern, WR14 1TR



## 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.

## Snug

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

A cosy space ideal as a TV lounge, fitted with a gas coal effect fire with surround and hearth with cupboards to chimney breast recesses, one of which houses the Worcester gas combination boiler and fuse board. Double glazed window to the front aspect, radiator and wood effect flooring. An opening leads to the Dining Kitchen.

## Dining Kitchen

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

Extended to the rear, the spacious Dining Kitchen is fitted with a range of eye and base level units with working surfaces and tiled splash back. Electric oven with 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. Ample space for a Dining table, 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](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.

## 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/8B3p5z3wWU0?si=oo7RxBz2T6d8aPJa>



# Floor Plan



5 Bosbury Road, Malvern

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.

