



23 Hill View Road

Malvern, WR14 1FJ

Perfect property for Investors or First Time Buyers. Located in a corner position on the popular residential development Malvern Vale, in catchment of local primary & secondary schools and within walking distance of local amenities. This modern semi detached property offers accommodation to include; entrance hall, cloakroom, living room and dining kitchen whilst to the first floor are three bedrooms and bathroom. The property further benefits from, solar panels, double glazing, gas central heating, an enclosed rear garden and allocated off road parking. EPC Rating C78

Guide Price £260,000

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Entrance Hall

A double glazed front door provides access into the Entrance Hall with doors to all ground floor rooms, radiator and stairs to first floor.

Cloakroom

Fitted with a low level WC and pedestal wash hand basin. Double glazed window to front aspect and radiator.

Living Room

18'1" x 10'0" (5.53m x 3.07m)

This light and spacious room, benefits from double glazed windows to three aspects. Two radiators and TV point.

Kitchen / Dining Room

16'10" x 12'10" (5.14m x 3.92m)

The Dining Kitchen room is comprehensively fitted with a range of base and eye level units with working services over, stainless steel sink unit and tiled splash back. Electric oven with gas hob and extractor fan above, plumbing for washing machine and space for free standing fridge/freezer. Double glazed window to front aspect and double glazed door leading out to the garden.

Under stairs storage cupboard and wall mounted boiler.

Landing

From the Entrance Hall the staircase rises to the First Floor Landing with double glazed window to side aspect, doors to all bedrooms and bathroom. Hatch to loft space and door to Airing Cupboard housing water tank. Solar panel control.

Bedroom One

12'2" x 9'4" (3.73m x 2.85m)

With two double glazed windows to the front aspect and radiator.

Bedroom Two

16'2" x 7'6" (4.94m x 2.3m)

Two double glazed windows to the front and rear aspects. Two radiators.

Bedroom Three

10'2" x 9'8" narrowing to 6'10" (3.10m x 2.95m narrowing to 2.1m)

Double glazed window to front and side aspects. Over stairs cupboard with shelving. Radiator

Bathroom

Contemporary white suite comprising; bath with mains shower and separate head attachment, low level WC and pedestal wash hand basin. Double glazed window to rear aspect.

Outside

The rear garden is enclosed by wooden panel fencing and laid to patio slabs with a further lawned area. To the front there is a shrubbed front garden and pathway leading to the front door.

The vendor advises, this property has the benefit of Solar Panels fitted

to the roof. Should you require any further information please contact Denny & Salmond Estate Agents.

Directions

From our Malvern Office proceed along the Worcester Road until the traffic lights at Link Top. Turn left onto Newtown Road. Follow this road onto Leigh Sinton Road until you reach a set of traffic lights, Turn left onto Hill View Road and bear right. The property will be found on the left hand.

Council Tax

We understand that this property is council tax band C. 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.

Agents Note

This property is currently tenanted and should a buy to let investor be interested, could be sold with the tenant in situ. The tenant is currently paying £870 per calendar month. Should you require any further information please contact Denny & Salmond Estate Agents.

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

Some of the 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



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.

