



## 3 Balmoral Close

Malvern, WR14 1YB

Welcome to Balmoral Close, Malvern - a well presented semi-detached house nestled in a peaceful cul de sac location. This property boasts a beautifully presented interior with living room, kitchen dining room, three bedrooms, and a re-fitted bathroom. With a lovely rear garden to sit out and enjoy the sunshine, you can enjoy peace and quiet while still being close to local amenities and transport links.

**£245,000**

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## Entrance Hall

Part glazed door opens in to the generous entrance hall. With doors off to the living room, kitchen dining room and stairs rise to the first floor. Door to a useful storage cupboard. Radiator.

## Kitchen Dining Room

16'0" x 10'2" (4.9m x 3.1m)

The kitchen area is fitted with a range of shaker style eye and base level units with working surfaces and tiled splashbacks. Belfast sink unit with drainer and extendable tap. Integrated microwave, space and plumbing for washing machine, dishwasher and space for a further under unit appliance. Slot in double oven with four ring gas hob and extractor above. Tiled flooring, double glazed window to the front aspect and hidden, wall mounted Worcester combination boiler installed in 2021.

The dining area has plenty of room for a table and additional furnishing's. Double glazed window to the front aspect. Radiator and wood affect flooring.

## Living Room

16'0" x 11'1" (4.9m x 3.4m)

A bright spacious room with double glazed window and double glazed sliding door opening out to the beautiful rear garden. Dado rail, electric "coal" effect fire with hearth and wooden surround, ceiling fan with light, radiator.

## First Floor

From the entrance hall, stairs rise and return to the first floor landing. With doors off to all bedrooms and bathroom. Door to a storage cupboard and access to the loft space via hatch with drop down ladder.

## Bedroom One

16'0" x 10'5" (4.9m x 3.2m)

A large light bedroom with two double glazed windows to the front aspect. Ceiling fan with light, radiator.

## Bedroom Two

10'5" x 11'5" narrowing to 8'6" (3.2m x 3.5m narrowing to 2.6m)

Double glazed window to the rear aspect, radiator.

## Bedroom Three

11'1" x 5'8" (3.4m x 1.73m)

Double glazed window to the rear aspect, radiator.

## Bathroom

This re-fitted bathroom is fitted with a white suite comprising, low flush WC and vanity unit with sink inset and drawers below. Panelled bath with waterfall effect shower head, an additional

attachment and glazed screen. Fully tiled walls, "ladder" style radiator and two obscured double glazed windows to the side aspect.

## Outside

The rear garden to this property is a particular feature, with an extensive paved patio adjoining the property, flower and shrub filled borders and stepping up to a lawned garden. Included with this property is a large garden store. Timber fencing surrounds the garden with gated access to the front of the property.

To the front of the property, the garden is predominantly laid to lawn with a paved pathway leading to the entrance.

## 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

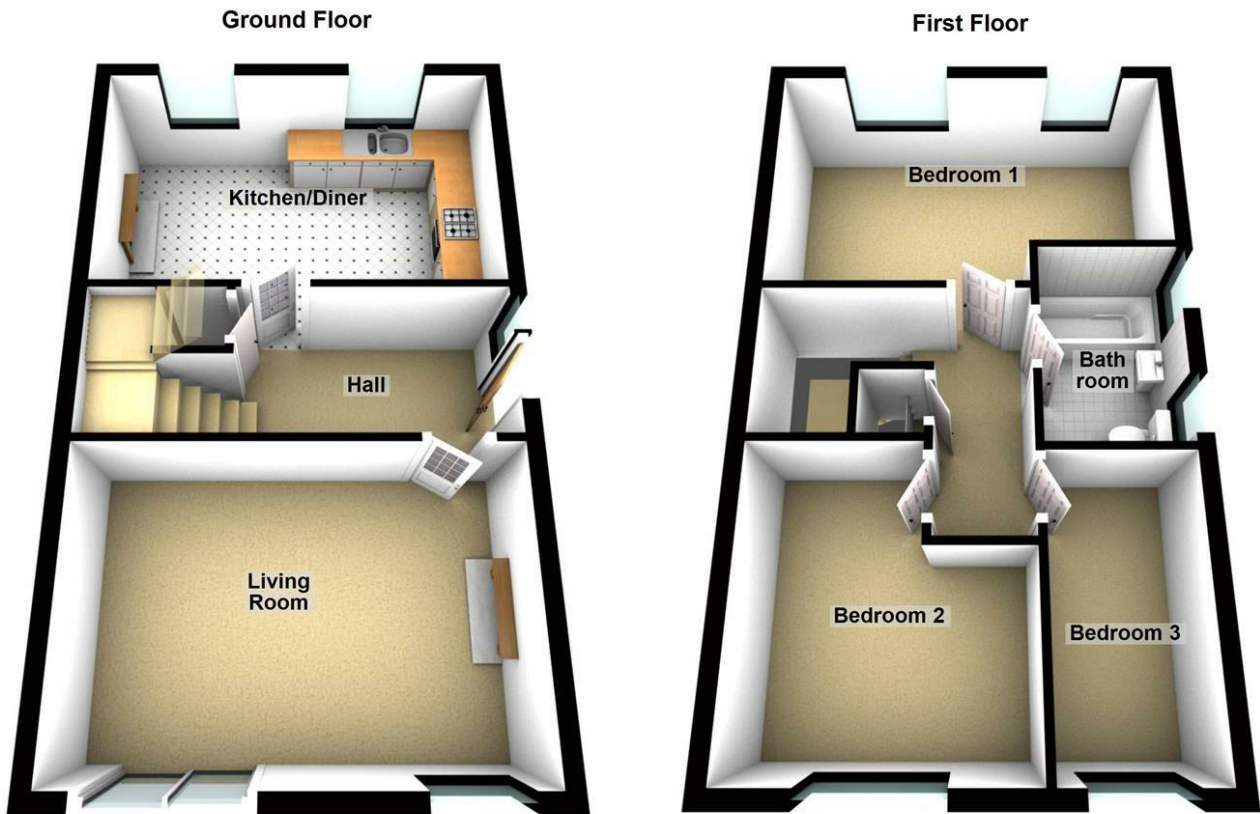
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## Money Laundering Regulations

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



3 Balmoral Close, Malvern

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