



47 Bredon Grove

Malvern, WR14 3JS

Welcome to this charming semi-detached bungalow located close to Barnards Green and Poolbrook Common, in a popular residential area of Malvern. As you step inside, you'll be greeted by well-presented light accommodation that exudes warmth and comfort. Offering a spacious living room, conservatory, a well equipped kitchen, modern shower room and two bedrooms. The pretty larger than average garden offers a tranquil retreat where you can relax and unwind amidst nature. The property further benefits from double glazing and gas central heating.

Guide Price £265,000

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Entrance Hall

Part glazed door opens into the Entrance Hall. With doors off to Kitchen, Bedroom One, Shower Room and Living Room. Door to a very useful storage cupboard, housing, shelving, rail and electric fuse board.

Kitchen

11'10" x 7'10" (3.63m x 2.4m)

Comprehensively fitted with cream eye and base level units, working surfaces and tiled splashback. Stainless steel sink unit with drainer and mixer tap. Electric hob with extractor above, high level oven with space for a microwave above. Wall mounted Glowworm central heating boiler, space and plumbing for washing machine and space for a further tall appliance. Radiator, double glazed window to the side aspect and double glazed door opening in to the Conservatory.

Living Room

16'0" x 10'11" (4.9m x 3.33m)

A lovely bright living room with a large double glazed window to the front aspect, electric wall mounted fire, radiator and door to bedroom two, currently used as a dining room.

Conservatory

13'9" x 11'7" (4.2m x 3.55m)

Comprising double glazed windows to the rear and side aspects, double glazed sliding door opens to the rear garden. Glazed pitch roof, power and light. The perfect place to sit and enjoy the view of the garden.

Bedroom One

11'9" x 10'9" (3.6m x 3.3m)

Double glazed window to the rear aspect, over looking the private rear garden. Built in wardrobe and radiator.

Bedroom Two / Dining Room

9'7" x 7'11" (2.94m x 2.42m)

Currently used as a dining room, with double glazed window to the front aspect. Radiator.

Shower Room

Fitted with a white suite comprising, low flush WC, vanity unit with wash hand basin inset and cupboards below. Double walk in shower with Myra electric shower and tiled walls. Radiator, extractor and obscured double glazed window to the side aspect. Access to loft space via hatch with drop-down ladder.

Outside

The garden to the rear of the property benefits from a generous paved patio adjoining the property, the remainder of the private

garden is predominantly laid to lawn with flower and shrub filled borders and a paved pathway that leads to a very useful metal shed. Timber fencing encompasses the garden with gated side leading to the front.

The fore-garden is laid to lawn with flower filled borders, driveway parking leads to double gates. A useful covered area to the side of the property provides shelter.

Council Tax Band

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.

Freehold

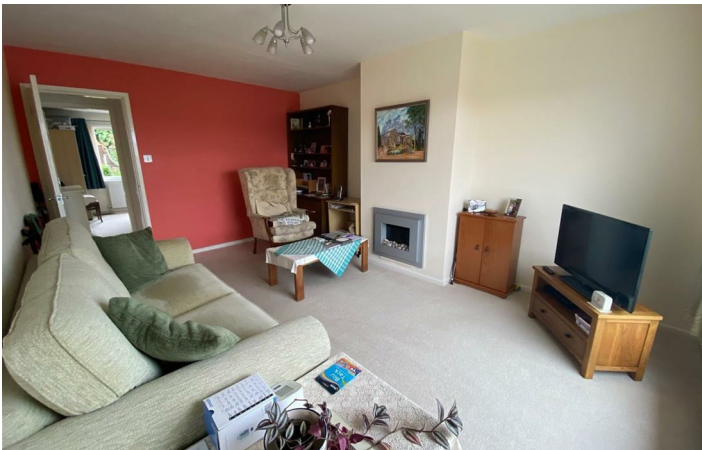
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure

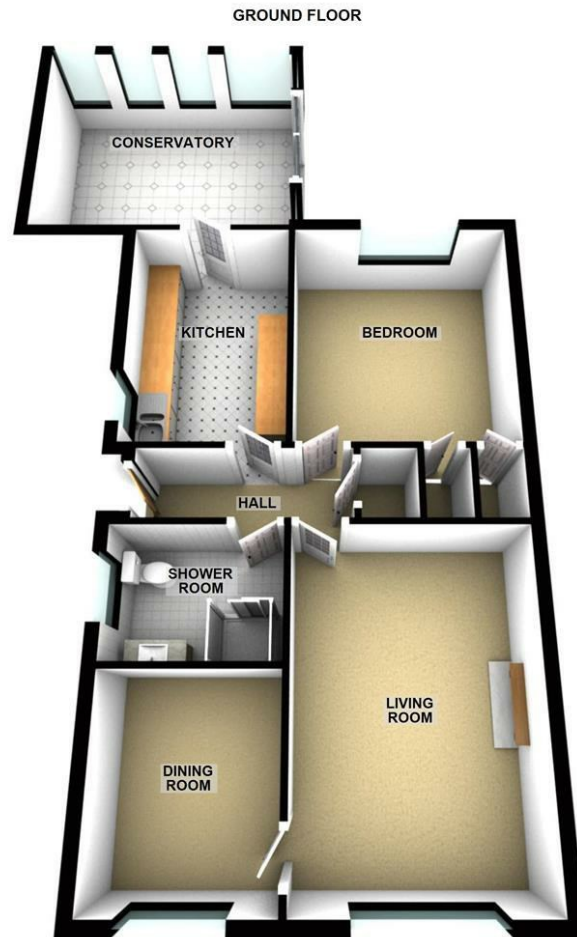
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Money Laundering Regulations

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



47 BREDON GROVE, MALVERN

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