



88 Pound Bank Road Malvern, WR14 2PD

Welcome to this end terrace house located on Pound Bank Road in the sought-after area of Malvern. This property boasts a spacious reception room, three cosy bedrooms, and a well-maintained bathroom, providing ample space for comfortable living. One of the standout features of this lovely home is the parking space available for up to three vehicles, ensuring convenience for you and your guests. Situated in a popular residential area, you'll enjoy the tranquillity of the neighbourhood while still being close to local amenities, making daily errands a breeze. The absence of an onward chain means a smoother transition for potential buyers, allowing you to make this house your home without any delays. Additionally, the covered outdoor seating area offers a perfect spot to relax and unwind, whether you're enjoying a morning coffee or hosting a summer barbecue. Don't miss out on the opportunity to own this delightful property in Malvern. With its convenient location, ample parking this house is ready to welcome you home.

£250,000

88 Pound Bank Road

Malvern, WR14 2PD



Entrance Porch

A multi paned entrance door leads into the Entrance Porch with double glazed windows, grey wood effect laminate flooring, inset spotlighting and further composite, part glazed door opens into the Entrance Hall.

Entrance Hall

With stairs rising to the First Floor. Door to Living Room and opening to Kitchen Breakfast Room. Grey wood effect flooring, spotlights to ceiling, and obscured double glazed window to the side aspect. Door to cupboard housing electric and gas meters.

Living Room

12'9" x 12'5" (3.9m x 3.8m)

Double glazed window to the front aspect. Wood burning stove inset to the chimney breast with hearth. Radiator and coving to ceiling.

Kitchen Breakfast Room

19'0" x 9'3" (5.8m x 2.82m)

Fitted with base and eye level units with working surfaces and tiled splashback. Double electric eye level oven, four point electric hob with extractor above and stainless steel double sink unit with drainer and mixer tap. Under unit fridge and under unit freezer with working surfaces above. Spotlights to ceiling, continuation of grey wood effect flooring and radiator. Double glazed window to the rear, under stairs storage cupboard with shelving and obscured double glazed obscured to the side aspect. Opening to the Dining Family Room.

Dining / Family Room

15'8" x 9'2" (4.8m x 2.8m)

With the continuation of wood effect flooring. Large double glazed window to the rear aspect, overlooking the rear garden. Glazed door to the rear garden and door to the inner lobby. Radiator.

Inner Lobby

From the Dining Family room into the Inner Lobby. With doors off to the Utility Cloakroom and Storeroom.

Utility Cloakroom

9'2" x 7'6" (2.8m x 2.3m)

Fitted with a vanity unit with sink inset, tiled splashback and cupboards below. Low flush WC, extractor to ceiling and obscured double glazed window to the rear aspect. Plumbing for dishwasher, washing machine and under unit condensing tumble dryer. Radiator and tiled flooring.

Storeroom / Workshop

11'5" x 8'6" (3.5m x 2.6m)

A useful store room with power and light. Door to the front of the property.

First Floor

From the Entrance Hall, stairs rise to the First Floor landing. With doors off to the Bathroom and Bedrooms. Access to loft space via hatch with drop down ladder.

Bedroom One

11'1" x 9'10" (3.4m x 3m)

With fitted double wardrobes with sliding doors. Radiator and double glazed window to the front aspect.

Bedroom Two

10'5" x 8'10" (3.2m x 2.7m)

Double glazed window to the rear aspect, overlooking the rear garden. Radiator, spotlights to ceiling and door to Airing cupboard housing Vaillant gas central heating boiler with slatted shelving for storage.

Bedroom Three

8'8" x 7'11" (2.65m x 2.42m)

Double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a white suite comprising hidden cistern low flush WC, vanity unit with sink inset and painted cupboards below. "P" shaped bath with concertina glazed shower screen, waterfall effect shower head and additional attachment. Obscured double glazed windows to the rear and side aspects, extractor, "ladder" style radiator and fully tiled walls.

Outside

To the front of the property is a block paved frontage providing ample off-road parking for several vehicles. A door leads to the useful attached Storage Room.

To the rear of the property, the garden is primarily laid to lawn with a useful covered patio seating area to the left side. The garden is enclosed by timber fencing and mature shrubs creating a good degree of privacy. At the bottom of the garden is hardstanding with sheds and vehicular gated rear 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.

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.

