



7 Meadway Malvern, WR14 1SB

This refurbished two bedroom semi-detached bungalow benefits from double glazing throughout and gas central heating. Located within a popular residential area of Malvern Link and within easy reach of local amenities and schools. In brief the accommodation comprises; Entrance hall, living dining room, kitchen, two bedrooms and bathroom. With driveway parking for several vehicles, front and rear landscaped gardens. This property is ready to move in to and an early viewing is strongly advised to avoid disappointment. EPC Rating C

£265,000

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Entrance Hall

Glazed door opens into the Entrance Hall with doors to all rooms. Radiator, coving to ceiling, wood effect flooring and access to roof space via hatch with drop down ladder. The Worcester Bosch combination gas boiler is located in the partially boarded loft.

Living Dining Room

15'10" x 11'7" (4.85 x 3.55m)

A generous size Living Dining Room, with double glazed sliding door opening out to the rear paved patio.

Radiator and coving to ceiling.

Kitchen

10'2" x 8'6" (3.1m x 2.6m)

The Kitchen is fitted with eye and base level units and drawers with under unit lighting, working surfaces and tiled splashback. Double oven with four point induction hob and extractor above, composite sink unit with drainer and mixer tap. Space and plumbing for washing machine and space for a tall appliance. Wall mounted electric fuse board, tiled flooring, obscured glazed door and double glazed window to the rear aspect overlooking the rear garden.

Bedroom One

13'5" x 11'7" (4.1m x 3.55m)

Large double glazed window to the front aspect, radiator and coving to ceiling. Door to storage cupboard housing shelving for storage.

Bedroom Two

10'2" x 9'11" (3.1m x 3.04m)

Double glazed window to the front aspect, radiator and coving to ceiling.

Bathroom

The Bathroom is fitted with a white suite, comprising panelled bath with concertina shower screen, mains shower and tiled walling. Low flush WC and floating wash hand basin. Partially tiled walls, chrome ladder style radiator, tiled flooring and two obscured double glazed windows to the side aspect.

Outside

To the rear of the property is a substantial paved patio adjoining the property with outdoor light and tap. A timber shed with power and lighting situated to the side of the patio, provides storage and gated side access leads to the front of the property.

From the patio, steps lead up to the lawned garden from where you can enjoy views towards to the Malvern Hills. The garden is predominantly laid to lawn with timber fencing.

The fore-garden is laid to lawn with driveway parking for several vehicles.

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.

Services

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.



Floor Plan



TOTAL APPROX. FLOOR AREA 45.9 SQ.M. (495 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			71
(81-91) B		88	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	