



## 10 Challenger Close, Malvern, WR14 2NN

**£199,950**

Denny & Salmond are offering this property for sale, which could potentially be sold with the current tenant in situ if desired or alternatively it would make an ideal first time buy. Located within a small residential cul-de-sac with splendid hill views to the rear, this modern mid terraced home offers accommodation to include fitted kitchen, living room, two bedrooms and bathroom. The property also has the benefits of double glazing, gas central heating, an enclosed rear garden and allocated off road parking.

### **Entrance Vestibule**

A upvc double glazed entrance door leads into the Entrance Vestibule with radiator, laminate flooring, door into Living Room and archway into:

### **Kitchen 8'2" x 7'11" (2.51 x 2.42)**

Fitted with a range of contemporary white base and eye level units with working surfaces over, stainless steel sink unit and tiled splash backs. Integrated electric oven, four ring gas hob and extractor hood above, space for fridge freezer and plumbing for washing machine and tumble drier. Wall mounted replacement 'Glow Worm' combination gas central heating boiler, vinyl flooring and double glazed window to front aspect.

### **Living Room 16'9" x 11'9" (5.13m x 3.60m)**

(measurement including staircase) Double glazed patio doors leading to the rear garden and from which great views to the Malvern Hills can be enjoyed, laminate flooring, radiator, TV point and staircase rising to the First Floor Landing.

### **First Floor Landing**

With hatch to loft space and doors to all rooms.

### **Bedroom One 13'3" x 8'8" (4.05m x 2.65m)**

Double glazed window to rear with views across open land and to the Malvern Hills beyond, radiator and built in double wardrobe with sliding mirrored doors with hanging rail and shelving.

### **Bedroom Two 6'8" x 10'5" (2.04m x 3.20m)**

Double glazed window to front, radiator and built in double wardrobe with sliding mirrored wardrobes with hanging rail and shelving.

### **Bathroom**

Fitted with a white suite comprising panelled bath with mains fed 'Mira Element' shower over, wall mounted wash hand basin and hidden cistern WC. Contemporary tiling with inset cosmetic and towel shelving, tiled flooring, extractor fan, chrome heated towel rail and obscured double glazed window to front aspect.

### **Outside**

To the front of the property is a small lawned fore garden with paved pathway leading to the canopied entrance porch.

To the rear is a timber decked patio with inset

lighting which in turn leads to a level lawn with step stone pathway to the timber shed. The garden is enclosed by timber fencing to all sides and enjoys a great view to the Malvern Hills.

The allocated off road parking is located to the rear of the property.

### **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**

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

### **Directions**

From our Malvern office proceed on the A449 towards Malvern Link bearing right onto Pickersleigh Road. Proceed ahead and take the right hand turn into Harbinger Avenue and second right into Challenger Close. No 10 is located within the top left hand corner as indicated by our Agent's for sale

board. The allocated parking is within the car park to the rear of the property.

### **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 £756 per calendar month. Should you require any further information please contact Denny & Salmond Estate Agents.

### **Disclaimer**

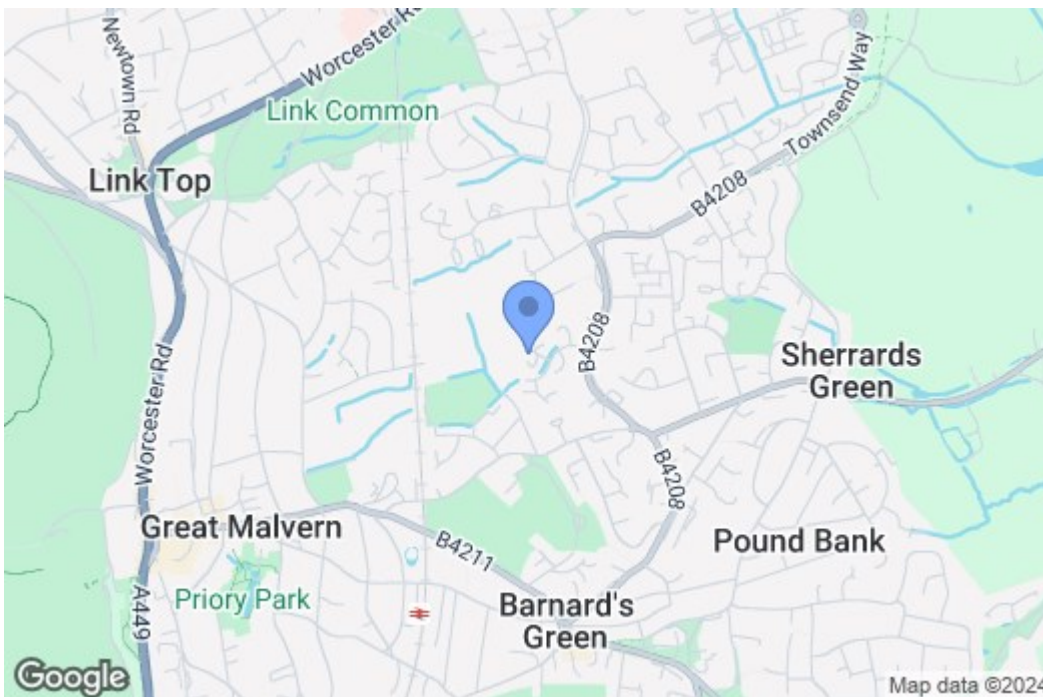
Photographs of this property were taken prior to the current tenant's occupation.

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.

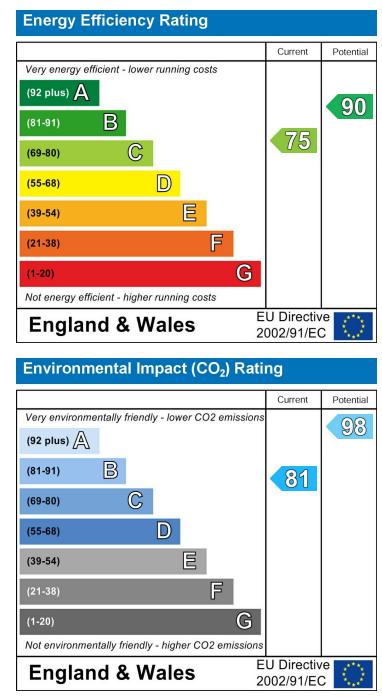
Any intending viewer should satisfy themselves by contacting the office prior to viewing, to clarify any aspect of importance.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.