



## 57 Belmont Road, Malvern, WR14 1PN

**Guide Price £185,000**

A well presented Victorian two bedroom mid terraced house which briefly comprises entrance porch, generous living and dining room and modern fitted kitchen whilst to the first floor there is a modern bathroom and two double bedrooms. The property benefits from a low maintenance rear garden, double glazing and gas central heating throughout. This property is currently tenanted and could be sold with the current tenant in situ. The current rent received is £720 per calendar month, ideal for a buy to let investor.

## Entrance

Part opaque glazed door leading to

## Entrance Porch

Double glazed window to the side aspect, tiled flooring, part glazed door leading to:

## Living / Dining Room 20'9" x 11'9" into recess (6.33 x 3.6 into recess)

Double glazed windows to front and rear aspects, two radiators, low level built in storage cupboard housing electric meters. Opening leading to kitchen and stairs leading to first floor.

## Kitchen 11'8" x 6'7" (3.56 x 2.01)

Fitted with a range of eye and base level cupboards with working surfaces, built in oven with four ring gas hob and extractor hood over. Double glazed window to rear aspect, stainless steel sink unit with drainer, space for upright fridge/freezer and space and plumbing for washing machine. Wall mounted 'Ideal' gas combination boiler, part tiled walls, tiled flooring, radiator and double glazed door leading to rear garden.

## First Floor

From the living dining room, stairs lead to the first floor. With doors to both bedrooms, bathroom and storage cupboard. Access to loft via hatch.

## Bedroom One 12'0" x 11'10" (3.67 x 3.61)

Double glazed window to the front aspect, radiator and freestanding wardrobes with mirrored sliding doors.

## Bedroom Two 11'8" x 6'7" (3.56 x 2.01)

Double glazed windows to rear and side aspects, radiator.

## Bathroom

Fitted with a white suite comprising, panel bath with 'Triton Madrid' shower over, shower screen, low level WC and pedestal wash hand basin. Part tiled walls, wall mounted mirror, wall mounted single cupboard and chrome heated towel rail. Obscured double glazed obscured window to the rear aspect.

## Outside

To the front of the property is a fully enclosed fore garden with wrought iron gate giving access to a paved pathway leading to the front door.

The rear garden is primarily gravelled with some

slabbing enclosed by wooden fencing.

There is a pedestrian right of access across the rear garden for neighbouring properties.

## 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.

## Directions

From our office in Worcester Road proceed in the direction of Worcester. At the first set of traffic lights turn left onto Newtown Road. Belmont Road is the fourth turning on the left, and the property can be found on the left hand side.

## 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.

## 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.

## 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.

### **Agents Note - Tenant In Situ**

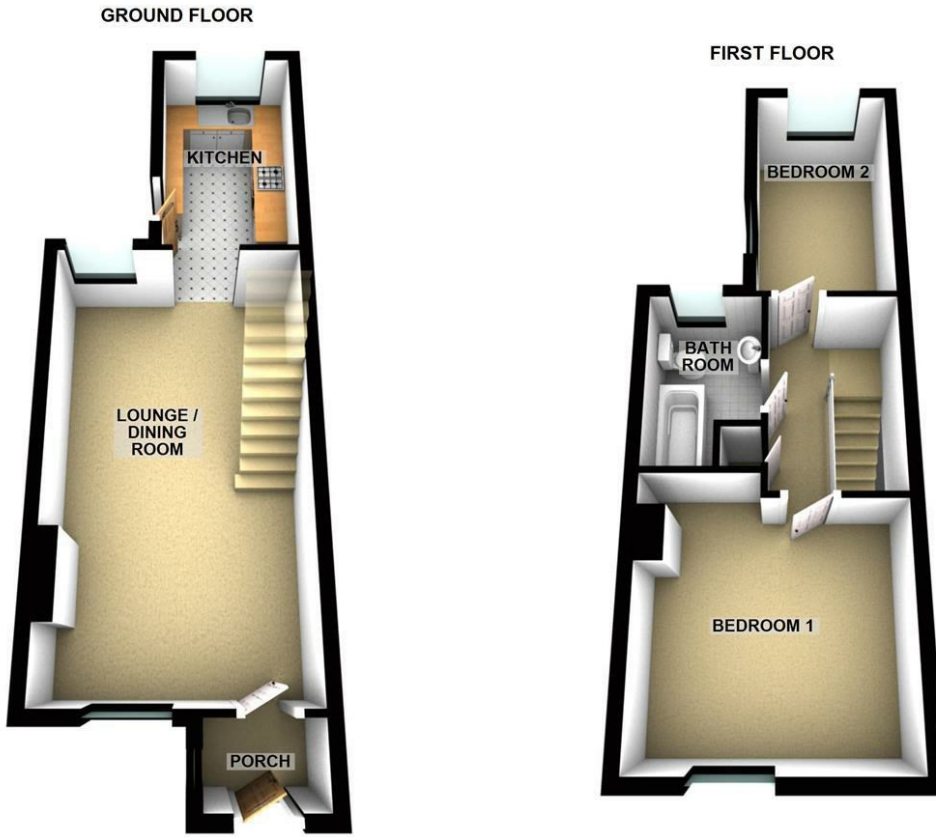
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### **Money Laundering Regulations**

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

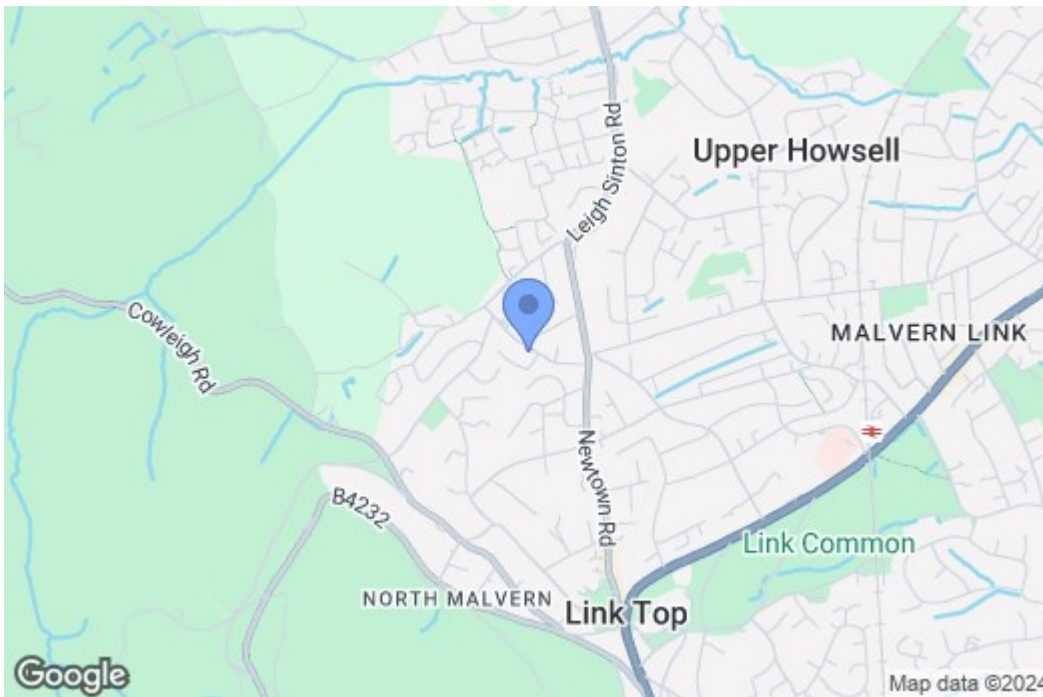


# Floor Plan

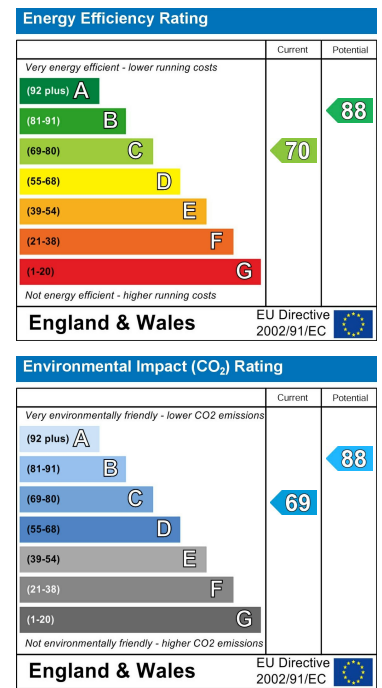


57 BELMONT ROAD, MALVERN

# 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.