



12 Jubilee Way Malvern, WR14 1FH

Welcome to this charming end terrace house located on Jubilee Way, Malvern Vale. The development has local amenities including a primary school, community centre and Sainsburys Local supermarket.

Well presented, this family home comprises entrance hall, cloakroom, living room, large dining kitchen and conservatory. To the first floor there are three bedrooms, the master with en suite shower room and a further family bathroom. The property also benefits from an enclosed garden garden and tandem driveway.

Guide Price £300,000

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Entrance Hall

Composite entrance door with glazed panel leads into the Entrance Hall with wood effect flooring, radiator, coving to ceiling, door to Living Room, staircase rising into the First Floor Landing and:

Cloakroom

Fitted with a low level WC and pedestal wash hand basin, tile effect flooring, radiator and obscure double glazed window to front.

Living Room

17'4" x 12'1" (5.29 x 3.69)

Double glazed French doors to front elevation, wood effect flooring, radiator, period style painted fireplace with marble hearth and inset housing pebble effect gas fire. TV aerial point, under stairs storage cupboard and door to Dining Kitchen.

Dining Kitchen

11'11" x 15'2" (3.64 x 4.64)

The Dining Kitchen is fitted with a range of wood effect base and eye level units with work surfaces over with up stands, one and a half bowl stainless steel sink unit with mixer tap. Plumbing for washing machine, integrated Neff electric oven with gas hob, stainless steel splashback and extractor hood above. Integrated fridge and freezer, porcelain tiled floor and space for dining table. Radiator, double glazed French doors leading to the rear garden and further door leading to:

Conservatory/Family Rood

17'5" x 9'7" (5.32 x 2.94)

The conservatory is of UPVC and double glazed construction having large French doors leading to the adjoining patio seating area. Wood effect flooring, electric radiator, wall lighting and access into:

Utility Area

With work surface, space for under counter appliances and window to side.

First Floor Landing

From the Entrance Hall the staircase rises to the First Floor Landing with hatch to loft space, door to Bathroom and Bedrooms.

Master Bedroom

12'5" x 12'0" (3.81 x 3.68)

The Master Bedroom has a double glazed window to front, radiator, built-in double wardrobe with hanging rail and shelving and door to:

En Suite Shower Room

Fitted with a fully tiled shower cubicle with mains shower, pedestal wash and basin and low level WC. Extensive wall tiling, shaver point, heated towel rail, wood effect floor and obscure double glazed window to front.

Bedroom Two

8'1" x 11'0" (2.47 x 3.37)

Double glazed window to rear, radiator.

Bedroom Three

7'1" x 6'11" (2.16m x 2.11m)

The above measurements exclude the built in wardrobes. Double glazed window to rear, radiator and full height built-in wardrobe with mirror doors.

Bathroom

The Bathroom is fitted with a panelled bath with mixer tap and shower, vanity wash and basin with monobloc mixer tap and cupboard below, low level WC. Contemporary tiling to walls with cosmetic recesses, heated towel rail and obscure double glazed window to side.

Outside

To the front of the property is a lawned foregarden with pathway leading to the entrance door.

A tandem driveway provides ample off road parking and gated side access leads to the rear garden, which has a paved patio adjoining both the conservatory and the dining kitchen. To one side the current owners have created an outdoor kitchen and entertaining area.

The garden is primarily laid lawn with shrub borders, water supply and outside lighting and is enclosed by timber fencing.

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.

Money Laundering Regulations

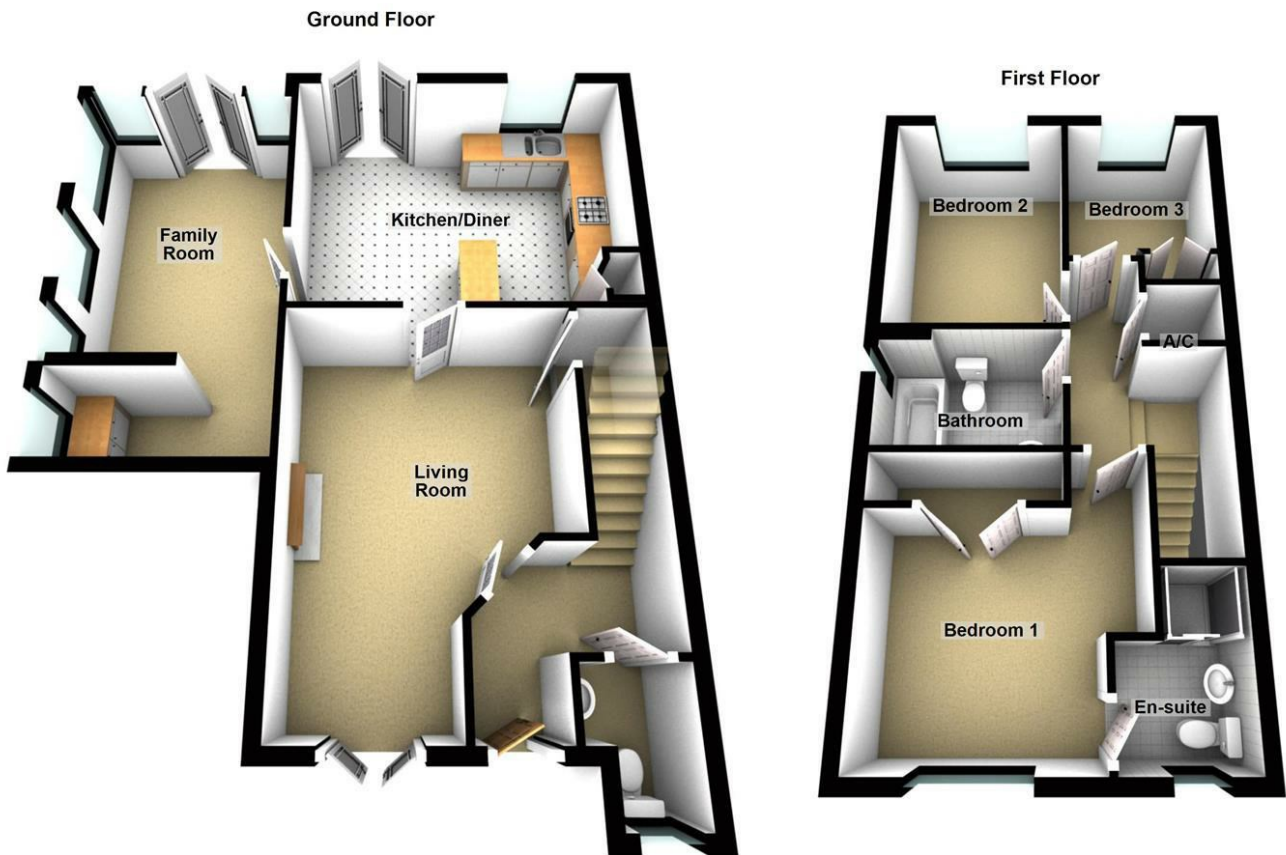
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about half a mile, at the first set of traffic lights at Link Top turn left, signed Leigh Sinton, follow the road around sharply to the right into Newtown Road. This leads directly into Leigh Sinton Road. After about quarter of a mile and just after Dyson Perrins School turn left into Hill View Drive. Turn left into Swinyard Road and right onto Jubilee Way, where the property will be located on the right hand side.



Floor Plan



12 JUBILEE WAY, MALVERN

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