



52 Belmont Road, Malvern, WR14 1PL

Guide Price £220,000

SSTC PRIOR TO MARKETING! Welcome to Belmont Road, Malvern - a charming terraced house that offers a perfect blend of comfort and style. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests to stay over. The well-appointed bathroom ensures convenience and comfort. The property is further enhanced by a recently refitted kitchen, large attic storage room, gas central heating and double glazing along with a low maintenance rear garden.

EPC Rating C

Entrance Porch

A composite entrance door leads into the Entrance Porch with double glazed window to front and side and a further part glazed door leads into the Living Room.

Living Room 13'0" x 10'10" (3.98 x 3.32)

Double glazed sash window to front, radiator, painted wooden Adam style fire surround housing living flame effect gas fire with tiled inset and hearth (currently not operational). Wood flooring and door to Inner Hallway.

Inner Hallway

With staircase rising to the First Floor Landing and doorway into:

Dining Room 12'11" x 10'11" (3.94 x 3.34)

Wood effect flooring, wooden sash window to rear, radiator, under stair storage cupboard with shelving and step down to:

Refitted Kitchen 8'11" x 6'2" (2.72 x 1.89)

The Kitchen is newly fitted with a range of grey shaker style base and eye level units with wood block work surfaces over and attractive pink and green tiled splashback. Integrated electric oven with four burner gas hob and extractor hood above, ceramic sink unit with chrome spray head mixer tap, integrated dishwasher and integrated eye level Zanussi microwave. Double glazed window to rear, quarry tile flooring and heated towel rail.

A part glazed door leads to the side terrace which provides a sheltered seating area.

First Floor Landing

From the Inner hallway the staircase rises to the First Floor Landing with radiator and access to both Bedrooms and Bathroom.

Bedroom One 8'2" x 12'1" (2.50 x 3.69)

Double glazed window to front, radiator.

Bedroom Two 8'10" x 11'0" (2.70 x 3.37)

Double glazed window to rear, radiator and built-in wardrobe with hanging rail.

Bathroom

The Bathroom is fitted with a contemporary white suite comprising panelled bath with central mixer tap and mains shower over with sunflower showerhead and glazed screen. Pedestal wash hand basin, low

level WC, part tiling to walls, heated towel rail, double glazed sash style window to rear and cupboard housing plumbing for washing machine and space for tumble dryer.

Attic Storage Room

From the First Floor Landing a door leads to a further staircase rising to the Attic Storage Room with Velux window to rear, eaves storage space and fitted with a range of built-in cupboards.

Outside

To the front of the property is an enclosed gravelled fore garden with hedge providing a screen from the road.

Adjoining the kitchen is a small, sheltered patio seating area with tiled flooring and gate with steps down to the rear garden beyond. The rear garden is primarily laid to lawn and enclosed by wooden fencing. A pedestrian access path across the rear of the garden provides access to the adjoining 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 and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Freehold

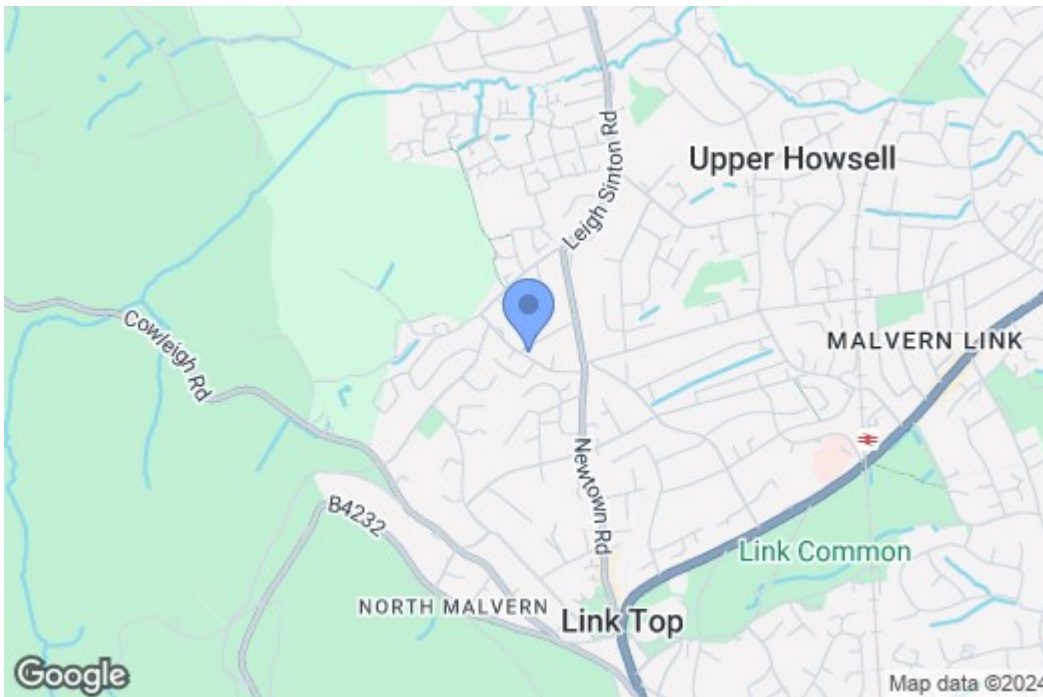
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Services

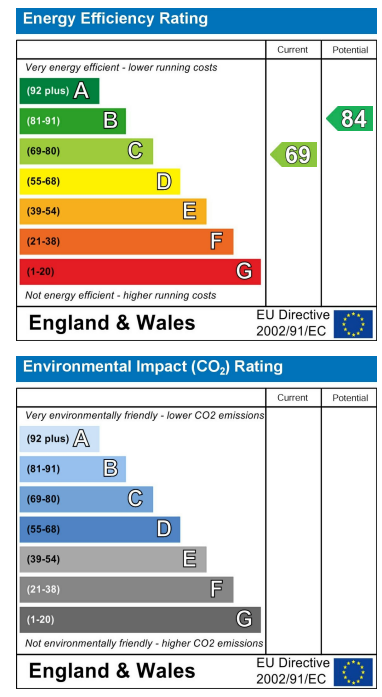
Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

Floor Plan

Area Map



Energy Efficiency Graph



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