



17 Buttercup Walk, Malvern, WR14 1NR

£210,000

Welcome to Buttercup Walk, Malvern - a charming two bedroom terrace property located within a popular residential area and close to local amenities. In brief the accommodation comprises, fitted kitchen, living room, cloakroom, two bedrooms and bathroom. A low maintenance rear garden and parking for two vehicles at the front of the property.

With no onward chain, this property is ready and waiting for you to make it your home or an ideal buy to let investment. Don't miss out on this fantastic opportunity to own a lovely property in a sought-after location.

Entrance

A canopy entrance porch with outside light leads to the part glazed composite entrance door into the kitchen.

Fitted Kitchen 11'10" x 7'10" (3.61m x 2.4m)

Fitted with a range of white fronted base and eyelevel units with working surface over, stainless steel sink unit with mixer tap, plumbing for washing machine and integrated electric oven with four ring gas hob, stainless steel splashback and concealed extractor hood above. Double glazed window to the front aspect and cupboard housing newly installed Ideal gas central heating boiler. Radiator

Cloakroom

Fitted with a white suite comprising pedestal wash hand basin with tiled splashback, low level WC and radiator.

Living Room 13'3" x 12'0" (4.04m x 3.66m)

Double glazed window and French doors open to the rear garden. TV point, radiator, under stairs storage cupboard and staircase rising to the first floor landing.

First Floor

With doors off to both bedrooms and bathroom. Built-in storage cupboard with hanging rails. Radiator and hatch to loft space.

Bedroom One 11'11" x 9'11" (3.65m x 3.04m)

Two double glazed windows to the rear aspect, radiator and TV point.

Bedroom Two 7'9" x 6'11" (2.38m x 2.13m)

Double glazed window to the front aspect, radiator and wood effect flooring.

Bathroom

The bathroom is fitted with a white suite, comprising panel bath with mains shower over. Pedestal wash hand basin, low level WC and part tiling to walls. Radiator and shaver point.

Outside

To the front of the property is parking for two vehicles with paved pathway leading to the canopy entrance porch. There is a small gravel garden with low-level hedge and outside tap.

The garden to the rear of the property, is primarily laid to gravel for low maintenance with a paved patio

seating area adjoining the property. A pathway leading to the timber shed and gated pedestrian rear access.

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.

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.

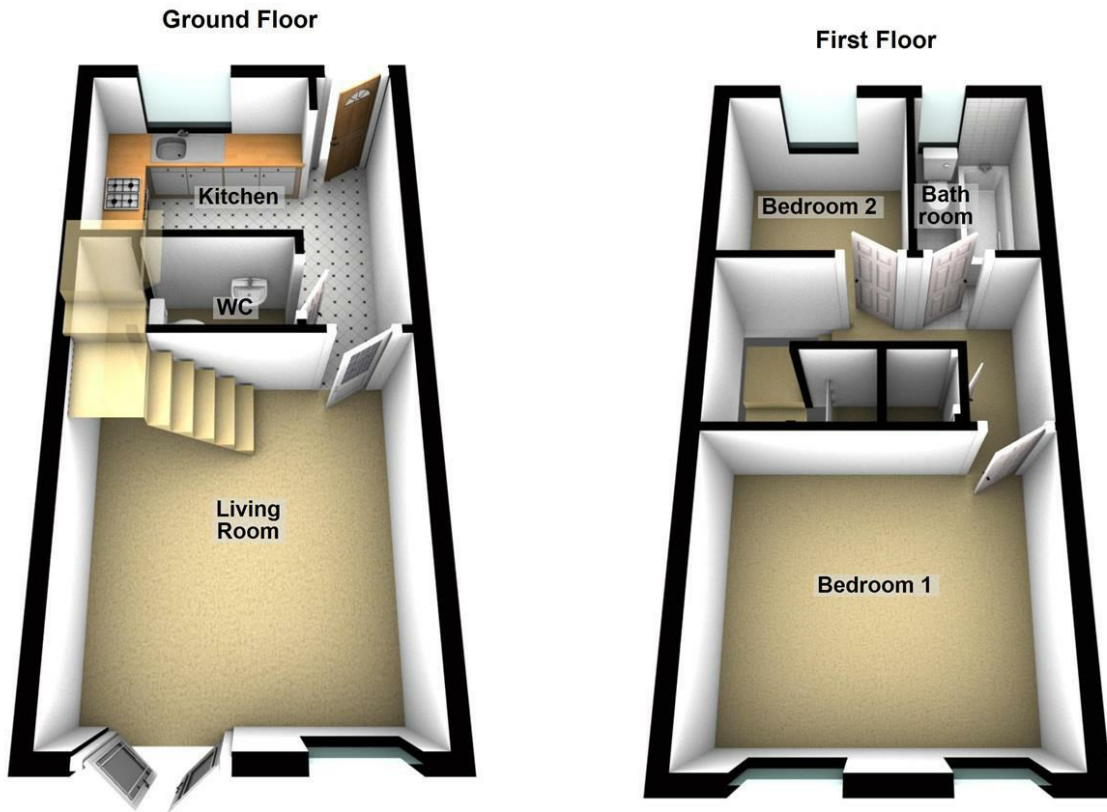
Money Laundering Regulations

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

Agents Note

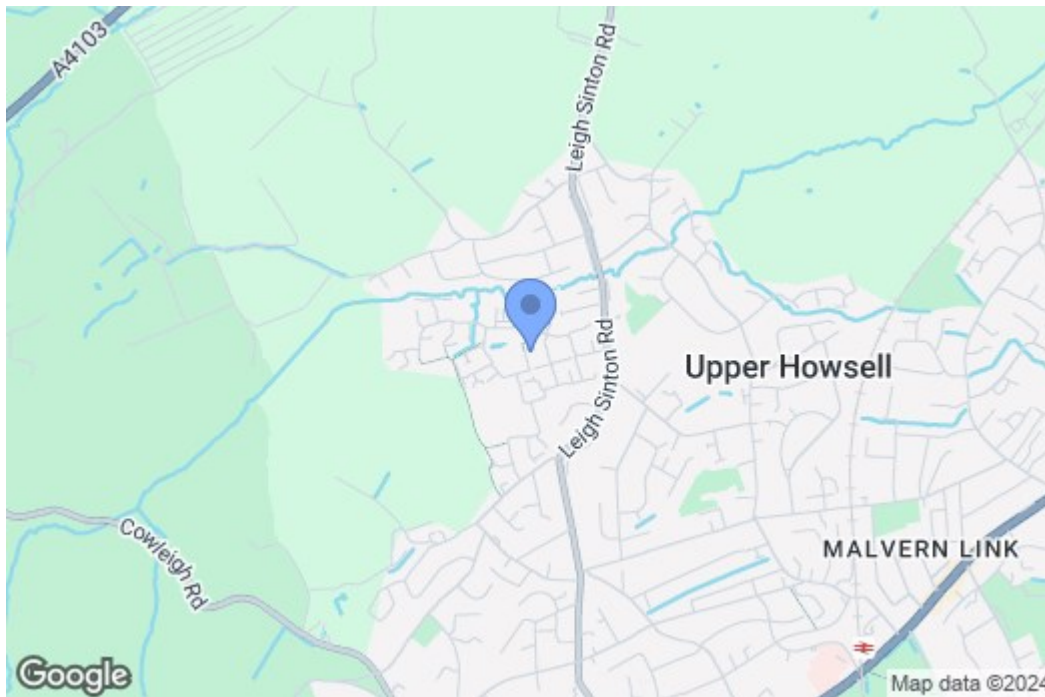
An annual payment to the 'greenbelt' areas in the this community is required to be paid by all residents. Our client advises us that he has just paid the annual charge of £237.78. Should you proceed with the purchase of this property these details should be clarified by your solicitor.

Floor Plan

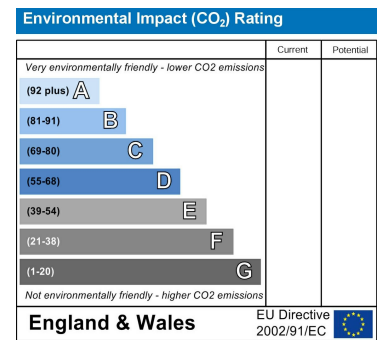
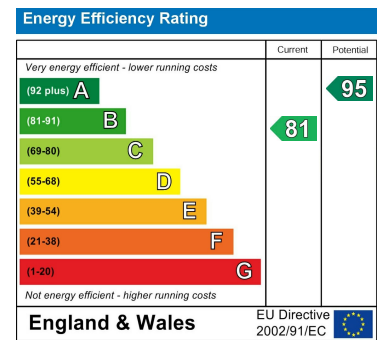


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Area Map



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.