

10 Alicante Close Malvern, WR14 2SH

A fine example of a fully refurbished end terrace property with planning approval for a side extension which will incorporate a new entrance and porch, an additional reception room, with a large loft room above. Included within the sale is a full set of calculations for the extension.

Alicante Close is located in a popular residential area and benefitting from being situated at the end of a cul-de-sac, the accommodation currently comprises, entrance porch, open plan living kitchen, whilst to the first floor is a double bedroom and shower room. With double glazing and newly installed gas central heating throughout. The property offers a larger than average rear garden and allocated parking. EPC Rating D

£205,000

10 Alicante Close

Malvern, WR14 2SH



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Entrance Porch

Paved pathway leads to the Entrance Porch with part glazed door.

Open Plan Living Kitchen

15'10" x 13'10" (4.85m x 4.22m)

Part glazed door opens into the Open Plan Living Kitchen Room

Living Area

The Living Area has large double glazed sliding door opening to the generous rear garden, Stairs rise to the First Floor, contemporary upright grey radiator and wood effect flooring throughout.

Kitchen

Recently re-fitted with a range of eye and base level high gloss light grey units, with working surfaces and tiled splashback. Double electric oven with induction hob and extractor above. Stainless steel sink unit with drainer and mixer tap, plumbing for a washing machine and dishwasher. Space for a tall appliance. Continuation of flooring from the Living Area and double glazed window to the front aspect.

First Floor

From the Living Area, stairs rise to the First Floor. With doors off to the Bedroom and Shower Room. Airing cupboard housing Ideal combination gas central heating boiler. Double glazed window to the front aspect and access to the insulated loft space.

Double Bedroom

10'7" x 10'0" (3.25m x 3.06m)

Large double glazed window to the rear aspect overlooking the generous rear garden and views towards the Malvern Hills. Contemporary grey radiator and door to storage cupboard.

Shower Room

7'9" x 5'10" (2.37m x 1.79m)

Re-fitted with a white suite comprising low flush WC, vanity unit with basin inset and cupboards below and corner shower cubicle with mains shower and glazed door. Fully tiled walls, upright "ladder" style radiator and obscured double glazed window to the front aspect.

Outside

The fore-garden is planted for ease of maintenance predominantly laid to stone with room for pots. Outside tap, painted timber fencing to the front and side aspect with gated access to the rear garden.

The rear garden is of generous size, predominantly laid to lawn with raised beds, hardstanding for two sheds and a paved patio area adjoining the property. Timber fencing encompasses the garden. Gated side access leads to the front of the property.

Planning Approval

The Vendor has Planning Approval:- M/24/00645/HP for a Side Extension to provide an additional reception room, new porch and a huge loft space. Calculations are available by request.

Council Tax Band

We understand that this property is council tax band A.

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

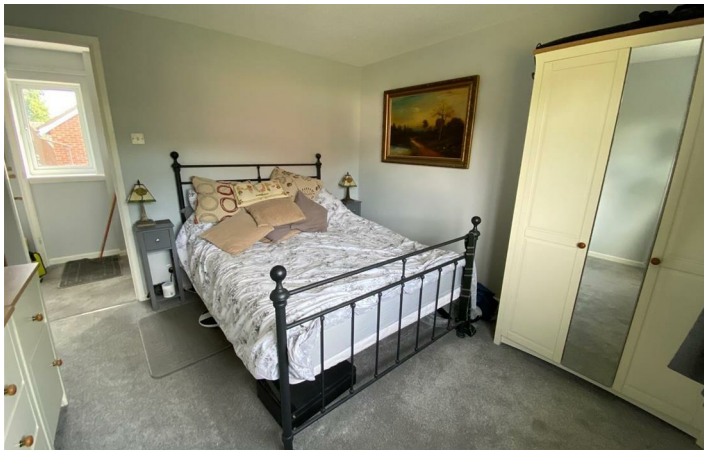
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

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

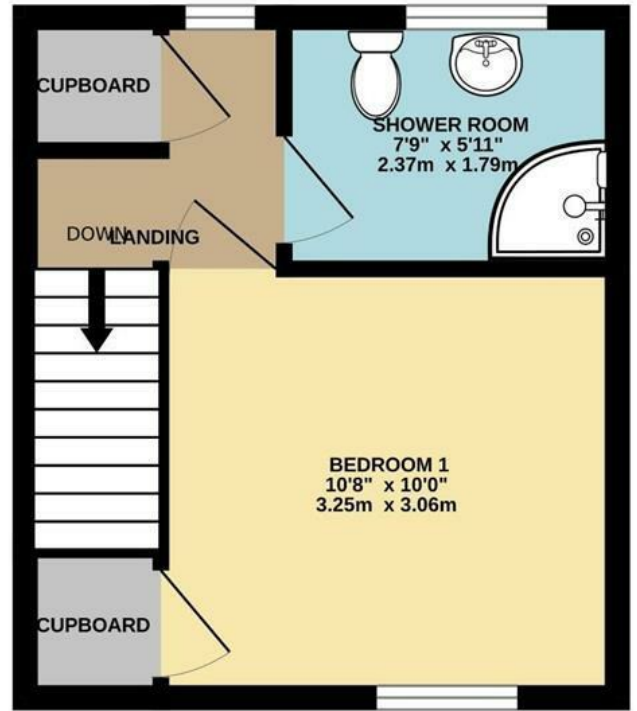


Floor Plan

GROUND FLOOR



1ST FLOOR



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.

