

## 65 Bracken Way Malvern, WR14 1JH

Situated in a popular residential area, this property is conveniently located near local primary schools and various amenities. The vibrant community and accessible facilities enhance the living experience, ensuring that everything you need is just a stone's throw away. This delightful semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. In brief the accommodation comprise, Entrance, Kitchen, Living room and cloakroom. Whilst to the first floor are two bedrooms and bathroom. With a gated rear garden and parking for two vehicles to the front of the property. Furthermore, the property is offered with no onward chain, allowing for a smooth and efficient purchasing process. This is a fantastic opportunity to acquire a lovely home in a sought-after location.

**Guide Price £200,000**

# 65 Bracken Way

Malvern, WR14 1JH



## Entrance

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

## Kitchen

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

The Kitchen is fitted with a range of base and eye level units and drawers with working surfaces. Stainless steel sink unit with drainer and mixer tap, with space and plumbing for a washing machine below. Single electric oven with four ring gas hob, stainless steel splashback and canopy above. Concealed "ideal" central heating boiler, double glazed window to the front aspect. Space for a tall appliance. Radiator and wood effect flooring.

## Living Room

13'1" x 11'9" (4m x 3.6m)

A spacious Living Room with double glazed window to the rear aspect, double glazed French Doors opening out to the rear garden and stairs with open balustrade rise to the First Floor. Feature panelling to one wall, continuation of wood effect flooring, radiator and door to an understairs cupboard.

## Cloakroom

Fitted with a white suite comprising low flush WC and pedestal wash hand basin with tiled splashback. Eye level units, wall mounted electric fuse board and radiator. Continuation of wood effect flooring.

## First Floor

From the Living Room, stairs rise to the First Floor. With doors off to both Bedrooms and Bathroom. Double glazed window to the side aspect, radiator and door to a store cupboard with shelving. Access to loft space via hatch.

## Bedroom One

11'11" x 9'10" (3.65m x 3m)

Two double glazed windows to the rear aspect, providing views over rooftops and towards the Severn Valley. Double wardrobes and radiator.

## Bedroom Two

7'10" x 6'11" (2.4m x 2.12m)

Double glazed window to the front aspect, radiator.

## Bathroom

Fitted with a white suite comprising, low flush WC, pedestal wash hand basin with tiled splashback and panelled bath with mains shower over. Partially tiled walls, obscured double glazed window to the front aspect and radiator. Wood effect flooring, extractor to ceiling and wall mounted mirrored cabinet.

## Outside

To the front of the property is parking for two vehicles and gated side access leads to the rear garden.

The garden at the rear of the property has been laid to mixed stone for ease of maintenance with a raised decked seating area. The garden is encompassed by timber fencing.

## 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.

## 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

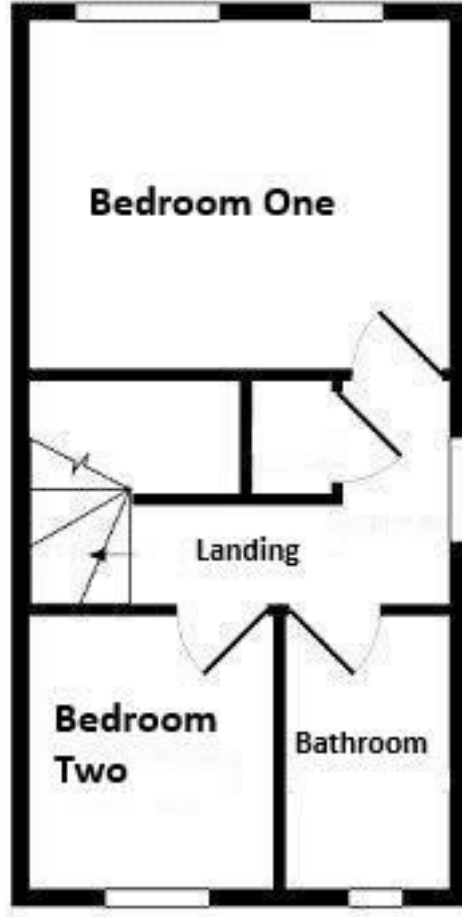
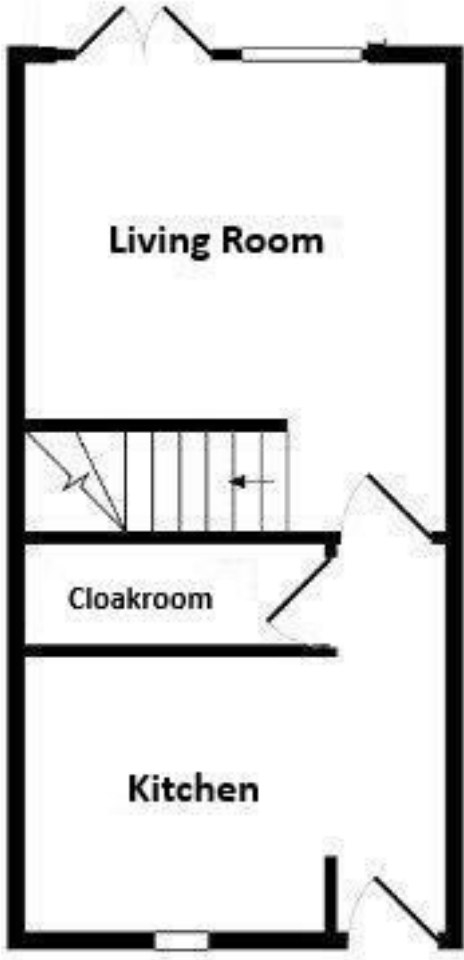
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal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

## Agents Note

An annual payment to the 'greenbelt' areas in the this community is required to be paid by all residents. Should you proceed with the purchase of this property these details should be clarified by your solicitor.



# Floor Plan



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.

