Philip Laney & Jolly

107 Cowleigh Road, Malvern, Worcestershire WR14 1QW

- Extended End of Terrace House
- 2 Bedrooms, Downstairs bathroom
- Sitting Room, Breakfast Kitchen, Utility
- Views to the front aspect
- Gas Central Heating
- Garage, Gardens

PRICE GUIDE: £135,000

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LOCATION/DESCRIPTION

Situated in an elevated area of Malvern, this extended end of Terrace House benefits from Gas Central Heating, a Single Garage and far-reaching views across the Severn Valley. The accommodation briefly comprises Utility Porch, Sitting Room, Breakfast Kitchen, Ground floor bathroom, Two bedrooms, Rear Courtyard and Front garden.

ENTRANCE

Part glazed entrance door leading to

UTILITY PORCH

9'3 x 5'7" (2.82m x 1.70m). With inset stainless steel sink, work surface to side. Space and plumbing for automatic washing machine. Wall mounted storage cupboards. Window to front aspect. Door to hallway with doors to storage cupboard with shelving.

BATHROOM

Coloured suite consisting of panelled bath having thermostatically controlled shower over, pedestal wash hand basin, low level WC. Single radiator. Tiled splashbacks. Window to side aspect.

SITTING ROOM

12'3" max x 11'10" (3.73m max x 3.61m). Fireplace having gas fire with tiled hearth and brick inset, wooden fire surround. TV aerial point. Window to front with radiator under. Coved ceiling door to stairs and door to Kitchen/Breakfast Room.

KITCHEN/BREAKFAST ROOM

15'6" x 6' (4.72m x 1.83m). Inset Belfast sink with work surface to side. Storage cupboard under. Space and point for gas cooker. Tiled splashbacks. Window and door to rear aspect. Tiled floor. Space for table and chairs. Wall mounted boiler. Fitted shelving.

Stairs rise to First Floor Landing, with doors to Bedrooms.

BEDROOM 1

11'3" x 10'11" (3.43m x 3.33m). Feature painted fire surround with cast iron inset. Window to front aspect providing far reaching views. Radiator. Door to storage cupboard. Exposed floorboards.

BEDROOM 2

15'6" x 6'11" (4.72m x 2.11m). Window to rear aspect. Radiator. Access hatch to roof space.

OUTSIDE

REAR

There is a courtyard immediately adjoining the rear of the property, with outside security lighting. There is a ramp that gives access to a single garage with light and power.

FRONT

The property is approached by a pathway (shared with the neighbouring properties) which leads to the front door. The front garden is mainly laid to lawn with mature shrub borders.

SERVICES

Mains Electricity, Water, Gas and Drainage were laid on to the property and connected at the time of our inspection. We have not carried out any tests on the services, and cannot therefore confirm that they are free from defects or in working order.

TENURE

We understand that the property is Freehold.

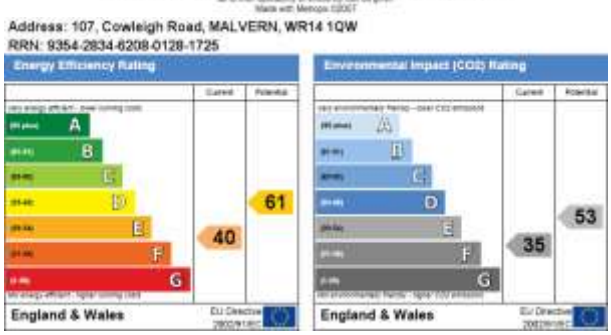
VIEWING

Strictly by arrangement with the Agents. Please ring us to make an appointment. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office in Worcester Road proceed in the direction of Worcester. Take the first turning left along North Malvern Road and the first turning right along Cowleigh Road. Continue along Cowleigh Road and the property can either be approached from Cowleigh Road or from Old Hollow, which runs behind the property.

GROUND FLOOR



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