

Philip Laney & Jolly



15 Gloucester Close, Malvern Worcestershire

- Ground Floor Apartment
- Entrance Hall, Living Room, Kitchen
- Double Bedroom
- Bathroom, UPVC Double Glazing
- Gas Central Heating
- Good sized gardens

Price Guide: £99,950

21 Worcester Road Great Malvern Worcestershire WR14 4QY
www.philiplaneyjolly.co.uk 01684 575100

15 Gloucester Close, Malvern Worcestershire WR14 1DG

LOCATION/DESCRIPTION

A ground floor apartment offering well presented accommodation, situated in a neighbourhood of similar style properties. The accommodation comprises of Entrance Hall, Living Room, Kitchen, Double Bedroom, Bathroom, well stocked garden.

UPVC part glazed front door leading into:

ENTRANCE HALL

With radiator, telephone point, doorway to

LIVING ROOM

13'10" x 12'3"(4.22m x 3.73m) With UPVC double glazed window to the front aspect, radiator under, TV aerial point, further double radiator, doorway to

KITCHEN

10'6" x 8'2" (3.20m x 2.49m) Fitted with a range of matching units, inset sink with hot and cold mixer tap, base drawers and cupboards, worksurfaces over, UPVC double glazed window to the rear overlooking garden, tiled splashbacks, space and point for gas cooker, wall mounted storage cupboards, space and plumbing for automatic washing machine, wall mounted gas boiler, door to storage cupboard with slatted shelving and heater, doorway to walk in storage cupboard.

BEDROOM

13'10" x 9'11"(4.22m x 3.02m) With UPVC double glazed window to the rear aspect, radiator.

BATHROOM

Fitted with a white suite consisting of a panelled bath with electric shower over, low level WC, pedestal wash hand basin, tiled walls, UPVC obscure glazed window to the front aspect, ladder style radiator.



OUTSIDE

A path leads to provide access to the front door and continues via gated access to the garden which is laid to lawn with a colourful selection of flowering shrubs and plants. There is an outside storeroom.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

SERVICES

Electricity, Gas, Water 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.

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 the centre of Malvern proceed along the Worcester Road in the direction of Malvern Link. Continue through Malvern Link in the direction of Worcester and turn left into Queen Elizabeth Road and take the third turning right into Duke of Edinburgh Way, turn right into Gloucester Close and the property can be found on the left.

