

PROOF

Nowra
34 Crown Lea Avenue
Malvern
Worcestershire WR14 2DP

PHOTOGRAPH SHOWS REAR OF PROPERTY

Philip Laney & Jolly

Nowra, 34 Crown Lea Avenue, Malvern, Worcestershire

A detached bungalow in need of modernisation, offering spacious accommodation standing in large south facing gardens. The property is located at the end of a cul-de-sac close to the popular area of Barnards Green, which offers a wide selection of amenities. The accommodation comprises: Entrance Hall, Cloakroom/Utility, Living Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, Extensive Gardens, Driveway, Garage.

Glazed entrance door leading to

ENTRANCE HALL

Having radiator, door to airing cupboard and door to

KITCHEN

15'11" x 7'3" (4.85m x 2.21m) Having a range of fitted units including inset stainless steel sink, base drawers and cupboards, window to the side aspect, boiler, door to lean to 15'1" X 6'7" (4.60m x 2.07m) with doors to the front and rear aspects.

SITTING ROOM

13'2" x 13'10" (4.07m x 4.22m) With tiled fireplace, log effect gas fire, 4 wall lights, glazed sliding door to the rear garden.

DINING ROOM

12'6" x 11'11" (3.81m x 3.63m) maximum. With back window overlooking garden and further window to the side aspect, radiator, wooden fire surround with matching effect inset hearth and gas point.

INNER HALL

With radiator, access hatch to roof space, and storage cupboards, doorway to utility area.

UTILITY AREA

With space and plumbing for automatic washing machine, radiator, window to the front area, sliding door to

CLOAKROOM

Fitted with a low level WC, pedestal wash hand basin, window to the front aspect.

BEDROOM 1

17'3" x 9'4" (5.26m x 2.84m) Having a range of fitted bedroom furniture to include double wardrobe and chest of drawers, radiator, window to the rear aspect, access hatch to roof space.



BEDROOM 2

13'10" x 11'10" (4.22m x 3.61m) With window to the rear aspect, radiator under.

BEDROOM 3

10'7" x 9'6" (3.23m x 2.90m) With window to the front aspect, radiator under.

BATHROOM

Having a panelled bath, low level WC, wash hand basin set into vanity unit, shower cubicles with electric shower, radiator, window to the front aspect, light/shaver unit.

OUTSIDE

Front

The property has a paved area to the front providing off-road parking, with further driveway to the side leading to the

GARAGE

With double opening doors, light and power.

Rear

The rear garden is extensive and is laid mainly to lawn with mature shrubs and trees. There is a further area of the garden at the end which is

uncultivated. The garden is south facing and enjoys a good degree of privacy.

TENURE

We understand that the property is Freehold.

SERVICES

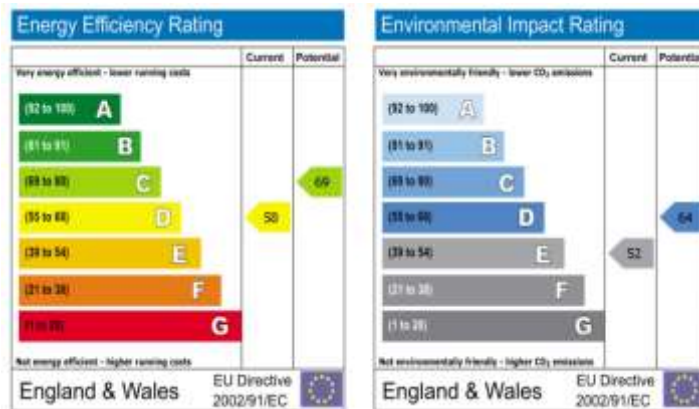
Mains Electricity, Gas, Water and Drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services or any of the appliances and cannot therefore confirm that they are free from defects or in working order.

VIEWING

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our office proceed right along Worcester Road and then left down Church Street, continuing on to Barnards Green road and continue out of Barnards Green onto Guarlford Road, then turn left into Crown Lea Avenue, take the next turning left and the property will be found at the end of the cul-de-sac.



Total area: approx. 1536.1 sq. feet

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.

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