

Philip Laney & Jolly



10 Benbow Close, Malvern, Worcestershire WR14 4JJ

- Semi Detached House
- Living Room, Dining Room, Kitchen
- Three Bedrooms, Bathroom
- Extensive Views over Severn Valley
- Modernisation required
- Easily maintained gardens, Garage

Price Guide: £159,950

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LOCATION/DESCRIPTION

A semi detached house set in a popular residential area of Great Malvern with far reaching views over the Severn Valley. The accommodation comprises: Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen, Three Bedrooms and Bathroom. The property would benefit from modernisation and has easily maintained gardens and a single garage.

ENTRANCE PORCH

With double glazed door leading to

ENTRANCE HALL

With stairs to the first floor, radiator, doors to

LIVING ROOM

14'8" x 11'8" (4.47m x 3.56m). With brick built fireplace housing gas fire on tiled hearth, window to the front providing panoramic views over the Severn Valley, radiator, archway to

DINING ROOM

10'9" x 9'2" (3.10m x 2.79m). Sliding patio doors to the rear providing access to garden, radiator, door to

KITCHEN

10'8" x 8'10" (3.25m x 2.69m). Fitted with stainless steel sink, cupboard under, window to side, wall mounted storage cupboards, space and point for electric cooker, window to the rear, door to under stairs storage cupboard.

Part glazed door to Porch 10'4" x 4'4" (3.15m x 1.32m)

REAR PORCH

10'4" x 4'4" (3.15m x 1.32m). With doors to the front and rear aspects, floor standing Glow-worm boiler.

FIRST FLOOR LANDING

With window to the side aspect, access hatch to roof space, door to airing cupboard with lagged hot water cylinder and slatted shelving, doors to

BEDROOM 1

12'8" x 10'5" (3.86m x 3.18m). Window to the front enjoying far reaching views, radiator under.

BEDROOM 2

13'0" x 11'10" (3.96m x 3.61m). Window to the rear, radiator under, pedestal wash hand basin.

BEDROOM 3

8'8" x 7'7" (2.64m x 2.31m). Window to the front, radiator under.

BATHROOM

Fitted with a panelled bath, pedestal wash hand basin, low level WC, tiled splashback, radiator, window to the rear.

OUTSIDE

Front

The property is approached over a driveway providing off road parking leading to an integral garage with up and over door. There is a terraced front garden with mature shrubs and steps leading to the front door.

Rear

The rear garden is laid to lawn with mature shrub and flower borders and a selection of mature trees.

TENURE

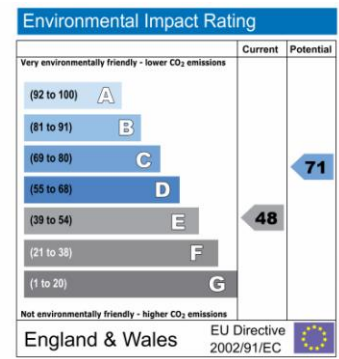
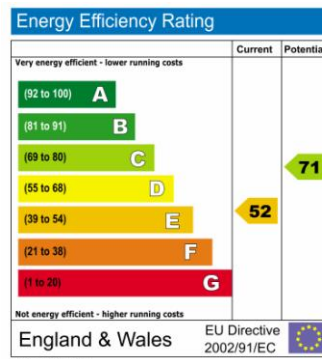
We understand (subject to legal verification) that the property is Freehold.

SERVICES

Mains Electricity, 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.

DIRECTIONAL NOTE

From our office in Worcester Road proceed right and continue on the Worcester Road in the direction of Malvern Wells. After passing the Railway Inn on the right hand side, take the second turning right into Holywell Road, there is a left turning into Benbow Close and the property can be seen on the right as indicated by our For Sale board.



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.

