



117 Court Road
Malvern
Worcestershire WR14 3EF

Philip Laney & Jolly

117 Court Road, Malvern, Worcestershire WR14 3EF

A Victorian semi detached house offering spacious, well presented accommodation with scope for some modernisation. The property benefits from Character Features, Gas Central Heating, Pleasant Gardens and Off Road Parking. The property is well placed for access to the local amenities of Barnards Green and the mainline railway station at Great Malvern is also nearby. The accommodation briefly comprises: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Breakfast Room, Three Bedrooms (Bedrooms 2 & 3 interconnecting), Bathroom, Easily maintained gardens, parking. The property is being offered for sale with no chain.

Hardwood front door leading into

ENTRANCE HALL

With stairs rising, window to the side aspect, radiator under, door to

CLOAKROOM

Having a low level WC, small wash hand basin, radiator, window to the side aspect.

SITTING ROOM

12'0 x 12'0" (3.66m x 3.66m) Having an ornate painted fire surround with a coal effect gas fire and tiled hearth, two windows to the front aspect providing views towards the Malvern Hills, radiator under, two wall light points, picture rail.

KITCHEN/BREAKFAST ROOM

11'11" x 8'0" (3.63m x 2.44m) Fitted with a range of matching units including inset stainless steel bowl and half sink with hot and cold mixer tap, base drawers and cupboards, worksurface over, built in electric cooker, 4 ring gas hob, space and plumbing for automatic washing machine, wall mounted storage cupboards, tiled splashbacks, radiator, wall mounted Glow Worm gas boiler, window to the side aspect, part glazed stable door leading to a glazed porch with door to the rear garden.

DINING ROOM

12'1" x 12'0" (3.68m x 3.66m) plus bay window. With painted fire surround housing a coal effect gas fire, bay window to the side aspect, radiator, picture rail, door to storage cupboard.

FIRST FLOOR LANDING

With doors to

BEDROOM 1

12'0" x 11'0" (3.66m x 3.35m). Window to the front aspect enjoying lovely views of the Malvern Hills, radiator under, built in wardrobes with cupboards and drawers, picture rail.



BEDROOM 2

12'1" max x 9'1" (3.68m x 2.77m) Window to the rear, radiator under, door to

BEDROOM 3

7'11" x 7'7" (2.41m x 2.31m) With window to the rear, radiator under.

BATHROOM

Having a matching suite consisting of a panelled bath with electric shower over, low level WC, pedestal wash hand basin, tiled splashbacks, window to the front aspect, radiator under, built in airing cupboard with lagged hot water cylinder and shelving.

OUTSIDE

The property has a gravelled driveway providing off road parking with mature shrubs and flower borders. A path leads to the front door and to the side of the house providing access to the rear.

REAR

Adjacent to the rear of the house is a paved area leading to a lawn with shrub borders. The garden is enclosed by fencing and mature hedge providing a good degree of privacy.

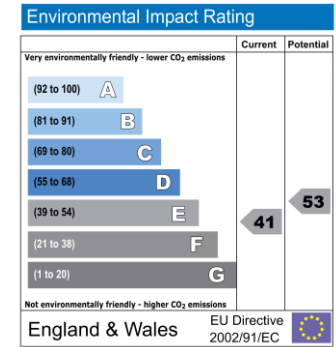
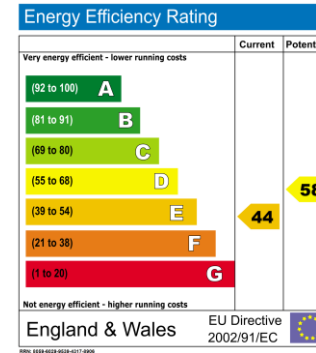


DIRECTIONS

From the agents offices in Great Malvern proceed right down Church Street to the traffic lights, continue to Barnards Green roundabout and take the fourth exit in Court Road, continue for a short distance and the property can be found on the left hand side as indicated by the Agents for Sale Board.

AGENTS NOTE

It should be noted that the property is subject to a flying freehold with the neighbouring property.



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 and cannot therefore confirm that these are free from defects or in working order.

TENURE

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

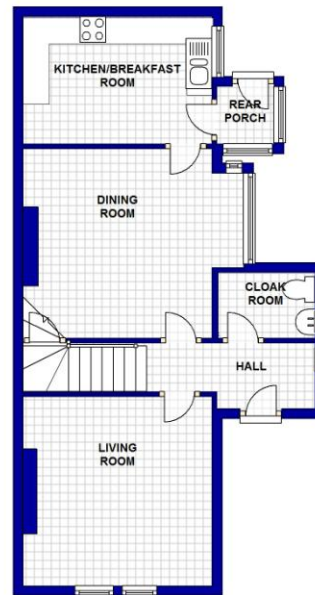
COUNCIL TAX BAND - C

Purchasers are advised to confirm this with Malvern Hills District Council.

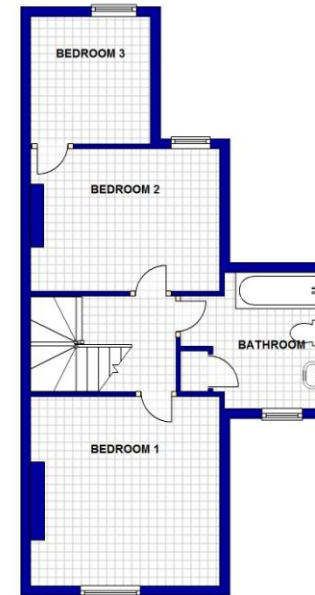
VIEWINGS

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

GROUND FLOOR



FIRST FLOOR



117 COURT ROAD, MALVERN, WORCESTERSHIRE, WR14 3EF

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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