

Philip Laney & Jolly



59 Graham Road, Malvern, Worcestershire WR14 2HU

- Well Presented end of Terraced house
- Sitting/Dining Room, Refitted Kitchen
- Three Bedrooms, Refitted Bathroom
- Far reaching views over the Severn Valley
- Attractive well stocked gardens
- Off road parking with carport

Price Guide: £189,000

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LOCATION/DESCRIPTION

A well presented end of terraced house in an elevated position in the sought after convenient location of Graham Road. The property enjoys far reaching views to the front aspect over the Severn Valley and the current owner has refitted the kitchen and bathroom approximately three years ago. The accommodation briefly comprises of Entrance Hall, Sitting/Dining Room, Kitchen, Conservatory, Three Bedrooms, Bathroom, Attractive well stocked gardens and car port.

UPVC entrance door with panel to side leading to

ENTRANCE HALL

Having radiator, stairs rising, telephone point, part glazed panelled door leading to

CONSERVATORY

11'9" x 7'4" (3.58m x 2.24m). Of UPVC construction with dwarf wall, glazed on all sides, tiled floor, wall light and UPVC window and door to the front giving far reaching views over the Severn Valley.

SITTING/DINING ROOM

24'3" x 10'6" (7.39m x 3.2m). With large UPVC window to the front aspect with lovely views, two radiators, two wall lights, sliding patio door side access to the rear garden, door to

KITCHEN

12'2" x 7'2" (3.71m x 2.18m) Having a range of matching refitted units incorporating stainless steel sink with hot & cold mixer tap over, base drawers and cupboards, further worksurfaces, inset NEFF 4 ringed hob, inset NEFF electric fan oven, matching wall mounted storage cupboards, space and plumbing for automatic washing machine, wall mounted gas boiler, tiled splashbacks, UPVC window and part glazed door to the rear aspect.

FIRST FLOOR

LANDING

With access hatch to roof space, door to airing cupboard with factory lagged cylinder and fitted shelving.

BEDROOM 1

11'7" x 10'7" (3.53m x 3.23m) With UPVC window to the front aspect, providing impressive, far reaching views, radiator, wood effect flooring.

BEDROOM 2

12' x 10'7" (3.66m x 3.23m) Fitted with a range of bedroom furniture to include: wardrobe and overhead storage cupboards, UPVC window to the rear, radiator under, wall and ceiling light, wood effect flooring.

BEDROOM 3

7'4" x 6'8" (2.24m x 2.03m) With UPVC window to the front, with lovely views, radiator.

BATHROOM

Refitted with a white suite consisting of a panelled bath Triton electric shower over, low level WC, pedestal wash hand basin, radiator, UPVC window to the rear aspect, tiled splashbacks, and wall mounted electric heater.

OUTSIDE

The property is approached from Graham Road over a shared drive leading to a covered car port. Steps lead up to a paved patio area from which lovely far reaching views can be enjoyed. The remainder of the front garden is well stocked with a selection of shrubs and rockery plants. A path leads to the side of the conservatory to give gated access to the rear garden.

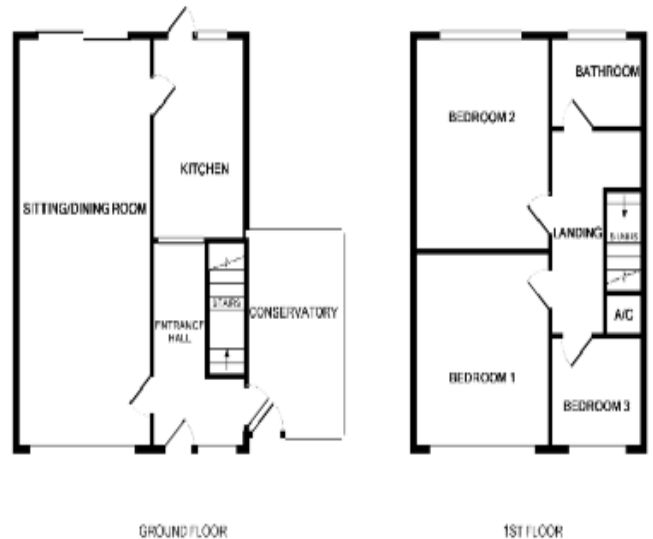
To the side of the property is a drying area with steps that lead onto several raised beds containing flowering shrubs, heathers and spring bulbs. There is a paved patio area and gated access on to back lane. The whole garden is enclosed and enjoys a good degree of privacy.

TENURE

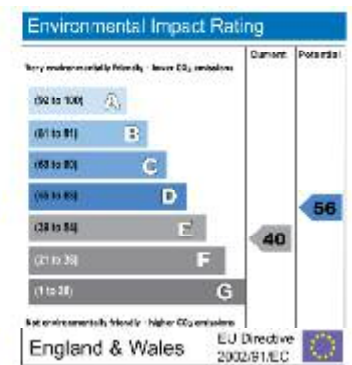
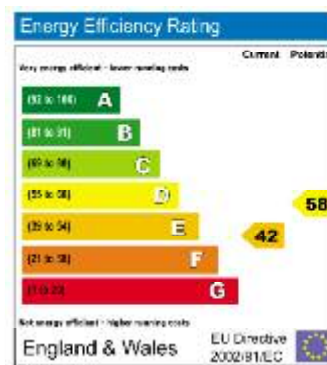
We understand subject to legal verification) that this property is Freehold.

DIRECTIONS

From our office on Worcester Road proceed right and turn left down Church Street. Continue to the traffic lights and turn left onto Graham Road. No. 59 can be found on the left hand side.



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