

Philip Laney & Jolly



15 Hastings Road, Malvern, Worcestershire WR14 2SS

- Detached Bungalow
- Entrance Hall, Living/Dining Room
- Kitchen, Utility/Porch
- Three Bedrooms, Bathroom
- Gas Central Heating, Double Glazing
- Driveway, Garage & Pleasant gardens

Price Guide: £249,950

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LOCATION/DESCRIPTION

A detached bungalow offering good sized accommodation situated in a sought after location of similar style properties, well placed for access to local amenities. The bungalow stands in good sized gardens and offers accommodation briefly comprising: Entrance Hall, Living/Dining Room, Kitchen, Utility, Three Bedrooms, Bathroom, Driveway, Garage, and Pleasant, level gardens

Part glazed front door leading to:

ENTRANCE HALL

With access hatch to roof space, door to boiler cupboard housing Johnson and Starley boiler, further door to airing cupboard with factory lagged cylinder and slatted shelving.

LIVING ROOM

14'11" x 12'1" (4.55m x 3.68m) With windows on two aspects, 3 wall lights, fireplace with gas fire.

DINING AREA

9'11" x 8'4" (3.02m x 2.54m) With window to the front aspect, door to

KITCHEN

11'10" x 9'8" (3.61m x 2.95m) Fitted with a range of matching units incorporating stainless steel double drainer sink, base drawers and cupboards with work surfaces over, space and point for gas cooker, tiled splash backs, door to

UTILITY/SIDE PORCH

11'9" x 3'11" (3.58m x 1.19m) Glazed to two sides, part glazed door to the front aspect, space and plumbing for automatic washing machine, further door to covered passageway and door to WC with higher level WC and window to the rear aspect. Sliding door leading into

GARAGE

20'11" x 9'4" (6.38m x 2/84m). Having up and over door, light and power.

BEDROOM 1

13'3" x 10'11" (4.04m x 3.33) With window to the rear aspect providing a pleasant outlook to the rear garden, double wardrobes, wall mounted gas heater.

BEDROOM 2

14'11" X 7' (4.55m x 2.13m) Window to the rear, corner shower cubicle with low level screen and ramp for ease of access, tiled splash back, Mira electric overhead shower.

BEDROOM 3

10'1" x 8'11" (3.07m x 2.69m) With window to the side aspect, built in double wardrobe.

BATHROOM

Fitted with a coloured suite comprising of a panelled bath with hot and cold mixer tap and shower attachment, low level WC, pedestal wash hand basin, chrome towel rail, tiled splash backs, window to the side aspect.

OUTSIDE

Front

The front garden is laid to lawn with mature shrub and flower boarders, also containing a selection of spring bulbs. Gated access is provided to a driveway that leads to the garage and a further gate provides access to the front door.

Rear

The level rear garden is mainly laid to lawn with mature hedge borders and vegetable storage area and an aluminium greenhouse. Lovely views of the Malvern Hills can be enjoyed from the garden.

TENURE

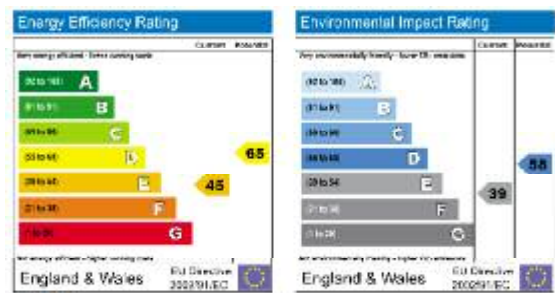
We understand (subject to legal verification) that the property is Freehold.

VIEWINGS

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 in Worcester Road, turn right and then bear left down Church Street. Proceed across the traffic lights to Barnards Green. At the roundabout take the third exit in the direction of Upton upon Severn. Passing th Bluebell Pub on the right, turn left into Eston Avenue over the cattle grid Hastings Road is on the right hand side and the property will be found on the left hand side.



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.

