Philip Laney & Jolly

92 Jamaica Road, Malvern, Worcestershire WR14 1TX

- Entrance Hall
- Sitting Room, Dining Room
- Kitchen, Utility, WC
- Three Bedrooms, Bathroom & Separate WC
- Good sized gardens with open aspect
- Block paved driveway

Price Guide: £169,000

21 Worcester Road Great Malvern Worcestershire WR14 4QY
www.philiplaneyjolly.co.uk 01684 575100

92 Jamaica Road, Malvern, Worcestershire WR14 1TX

LOCATION/DESCRIPTION

92 Jamaica Road is in a popular residential area, close to local amenities and schools in Malvern Link. The property offers: Entrance Hall, Sitting Room, Dining Room, Kitchen, Utility Room, Three Bedrooms, Bathroom, WC, pleasant gardens, block paved driveway.

Glazed UPVC entrance door leading to

ENTRANCE HALL

With stairs to first floor, window to the side aspect, radiator, door to

SITTING ROOM

13'0" x 11'0" (3.96m x 3.35m). With tiled fireplace, housing an open fire, window to the front aspect, radiator under, door to

DINING ROOM

11'0" x 9'7" (3.35m x 2.92m). Having a tiled fireplace, built in storage cupboard to side, window to the rear, radiator under, door to

KITCHEN

11'5" x 8'0" (3.48m x 2.44m). Comprehensively fitted with a range of matching units including inset stainless steel sink, base drawers and cupboards, work surface over, wall mounted storage cupboards, window to the side aspect, tiled splash backs, door to storage cupboard and UPVC door to

INNER HALL

With door to the front and rear aspects, doors to

UTILITY ROOM

Having a stainless steel sink with cupboard under, work surface over, space and plumbing for automatic washing machine, door to WC, having a low level WC and window to the rear.

FIRST FLOOR

Landing

With window to the side aspect.

BEDROOM 1

12'11" x 11'11" (3.94m x 3.63m) With window to the front aspect, radiator under.

BEDROOM 2

11'11" x 9'8" (3.63m x 2.95m) With window to the rear aspect, radiator under, door to airing cupboard.

BEDROOM 3

9'8" x 7'2" (2.95m x 2.18m) With window to the front aspect, radiator under, door to built in storage cupboard.

BATHROOM

Fitted with a white suite consisting of a panelled bath with electric shower over, folding glazed shower screen, wash hand basin with cupboard under, tiled walls, window to the rear aspect, radiator.

SEPARATE WC

Having a low level WC, window to the side aspect.

OUTSIDE

Front

The property is approached over a block paved driveway providing off-road parking. The front garden has been gravelled with mature shrubs.

Rear

Immediately adjacent the rear of the house is a paved patio area which leads to a vegetable garden, lawned areas with mature flower borders and a further paved patio. There are several fruit trees and the garden enjoys pleasant views over open land.

TENURE

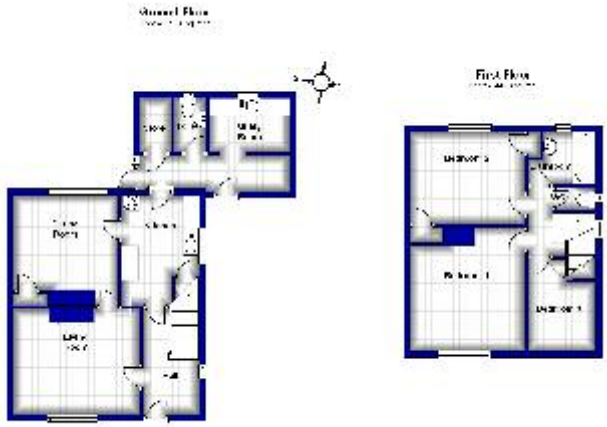
We understand (subject to legal verification) that the property is Freehold.

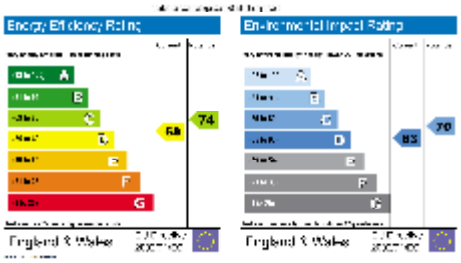
SERVICES

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 in the direction of Worcester. At the traffic lights continue straight on and take the left turning, just after the fire station into Howsell Road, at the mini roundabout turn right onto Church Road, take the next left turning into Jamaica Road, the property can be found towards the end of the road on the right 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.