Philip Laney & Jolly

2 Lucerne Avenue, Malvern, Worcestershire WR14 3JP

- Detached Bungalow, Corner Plot
- Lounge, Dining Room/Bedroom Three
- Kitchen, Conservatory
- Two Bedrooms
- Bathroom, En Suite Shower Room
- Driveway, Garage, Pleasant Garden

Price Guide: £210,000

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LOCATION/DESCRIPTION

2 Lucerne Avenue is a detached bungalow situated in a corner plot location in a neighbourhood of similar style properties. The accommodation briefly comprises Living Room, Two Bedrooms, one with En Suite, Dining Room/Bedroom Three, Bathroom, Kitchen, Conservatory. There is a single Garage with off-road parking and easily maintained gardens. The property also benefits from Gas Central Heating and Double Glazing.

ENTRANCE

Part glazed door to

RECEPTION HALL

Two wall light points, telephone point, access to roof hatch, airing cupboard with slatted shelves and hot water cylinder.

LIVING ROOM

12'4" x 12'3" maximum (3.76m x 3.73m). Having windows to the front and side aspects, double radiator, electric fire with stone surround and hearth, wooden mantle over. Views towards the Malvern Hills.

DINING ROOM/BEDROOM 3

11'10" x 10'8" (3.61m x 3.25m). Having window to the rear aspect, double radiator.

KITCHEN

10'2" x 8'3" (3.10m x 2.51m). With dual aspect windows to the rear aspect, double radiator, range of fitted units incorporating inset sink with hot and cold mixer tap, inset 4 ring gas hob, electric oven, worksurfaces with storage cupboards and drawers under. Matching range of wall mounted storage cupboards.

CONSERVATORY

Single glazed with door to gardens.

BEDROOM 1

10'8" x 8'9" (3.25m x 2.67m) Window to front aspect with lovely views of the Malvern Hills, double radiator.

BEDROOM 2

14'9" x 7'6" (4.50mx2.29m). Two wall light points, window to side aspect, sliding patio door to garden.

EN SUITE

Window to side aspect, wash hand basin, low level WC, wall mounted heater, separate shower, tiled walls.

BATHROOM

Fitted with a coloured suite comprising of a corner bath with electric shower over, pedestal wash hand basin, tiled splash back, low level WC, window to rear aspect, Dimplex heater.

OUTSIDE

Front

The property benefits from a corner plot and is approached over a tarmac driveway providing off road parking, leading to a

Single Garage

With up and over door, light and power.

Rear

The enclosed rear garden offers a good degree of privacy and ease of maintenance, having been laid to lawn with a patio area and inset shrub and flower borders.

TENURE

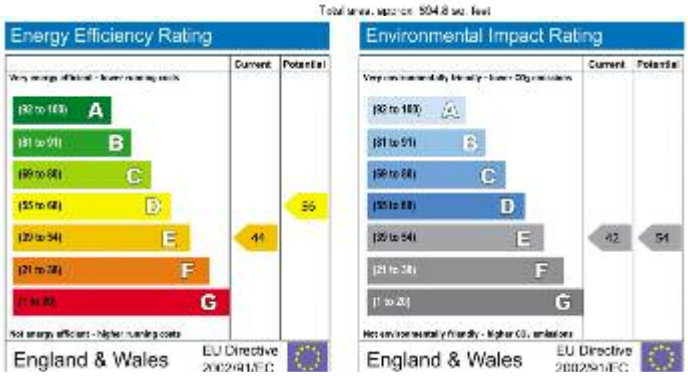
We understand the property to be Freehold.

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 turn left down Church Street. Proceed straight on at the traffic lights and follow this road to Barnards Green roundabout. Take the fourth exit into Court Road which continues into St. Andrews Road. Take the second road on the left, Geneva Avenue and then turn right into Lucerne Avenue. The property can be found on the left hand side at the end of the cul-de-sac as denoted by the Agent's For Sale Board.



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