Philip Laney & Jolly

54 Moat Way, Malvern, Worcestershire WR14 2PG

- Mid terraced house
- Modernisation required
- Sitting Room, Breakfast/Kitchen
- Three Bedrooms
- Bathroom, Double Glazing
- Gardens

Price Guide: £124,950

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LOCATION/DESCRIPTION

A three bedroom mid-terraced house well placed for access to Barnards Green. The property does require some modernisation and offers accommodation comprising: Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Three Bedrooms, Bathroom, Gardens.

Part glazed front door with glazed panel to the side leading to

ENTRANCE HALL

Stairs rising to first floor, door to

SITTING ROOM

12'2" x 11'3" (3.71m x 3.43m). Having tiled fireplace with log effect gas fire, bay window to the front aspect, ceiling light point.

KITCHEN/BREAKFAST ROOM

15'5" x 9'4" (4.70m x 2.84m). Fitted with a range of matching units, incorporating inset stainless steel sink with hot and cold mixer tap, base drawer and cupboards, work surface over, 4 ring gas hob, electric oven, matching wall mounted storage cupboard, window to the rear aspect, door to built in storage cupboard, glazed door to rear garden.

FIRST FLOOR LANDING

BEDROOM 1

11'3" x 10'11" (3.43m x 3.33m). Having window to the front aspect, ceiling light point.

BEDROOM 2

11'9" x 9'5" (3.58m x 2.87m). Having window to the rear aspect, ceiling light point.

BEDROOM 3

9'3" x 8'2" (2.82m x 2.49m). Having window to the rear aspect, ceiling light point, door to airing cupboard.

BATHROOM

Having a panelled bath, pedestal wash hand basin, tiled splash back, window to the rear aspect.

SEPARATE WC

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

OUTSIDE

Front

The property is screened from the road by a privet hedge with gated access and a path that leads to the front door. The front garden is mainly laid to lawn with a mature shrub border.

Rear

A shared pedestrian access leads to the rear garden, having a brick built storage shed. The garden is mainly laid to lawn enclosed by panel fencing.

TENURE

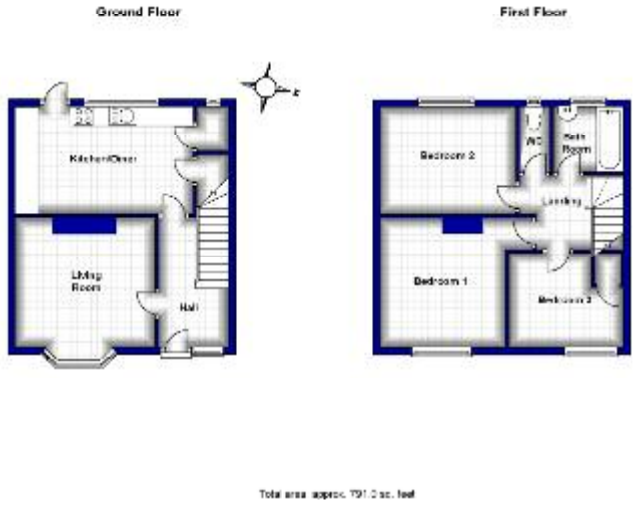
We are advised (subject to legal verification) that the property is Freehold.

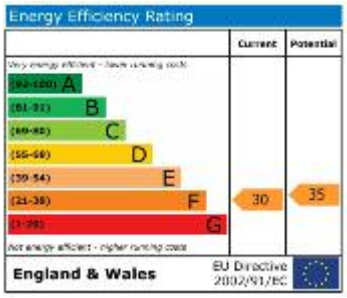
VIEWINGS

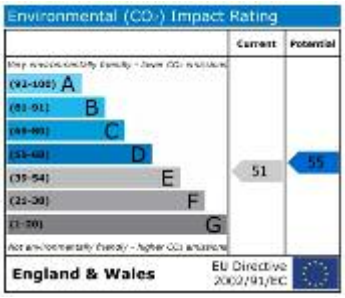
Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

DIRECTIONS

From our offices in Worcester road turn right and then left down Church Street. Proceed through the traffic lights onto Barnards Green Road. At the roundabout take the third exit and pass through the shopping area, take the left hand turn into Pound Bank Road. Moat Way is the eighth turning on the right and No 54 can be found on the right as indicated by our For Sale board.







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