

# Philip Laney & Jolly



## 97 Newtown Road, Malvern, Worcestershire WR14 1PD

- End terraced house
- Modernisation required
- Sitting Room, Dining Room
- Kitchen, Two Bedrooms
- Bathroom, Small garden
- NO CHAIN

**Price Guide: £95,000**

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# 97 Newtown Road, Malvern, Worcestershire WR14 1PD

## LOCATION/DESCRIPTION

A two bedroom end of terraced house in need of extensive modernisation offering Entrance Hall, Sitting Room, Dining Room, Kitchen, Two Bedrooms, Bathroom, Gardens

Hardwood front door leading to

## ENTRANCE HALL

Sliding door leading into

## SITTING ROOM

13'6" x 9'10" (4.11m x 3m) average measurements. With window to the front aspect, gas fire on tiled fireplace and hearth.

## DINING ROOM

13'1" x 10'7" (3.99m x 3.23m) average measurements. With gas fire standing on tiled fireplace, stairs to first floor, window to the side aspect, door to

## KITCHEN

10'2" x 5'11" (3.10m x 1.80m) average measurements. With fitted cupboards, stainless steel sink, window to the side aspect, space and plumbing for gas cooker, door to rear aspect.

## BEDROOM 1

14'1" x 11'11" (4.29m x 3.63m) average measurements. With window to the front aspect.

## BEDROOM 2

11'1" x 10'8" (3.38m x 3.25m) average measurements. With window to the side aspect, door to

## BATHROOM

Having a roll top bath, low level WC, wash hand basin, wall mounted boiler.

## OUTSIDE

### Front

There is a small front garden with path leading to the front door.

### Rear

Door from kitchen leads to a covered alley with gate providing rear pedestrian access.

## TENURE

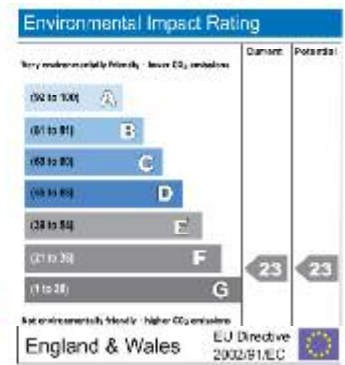
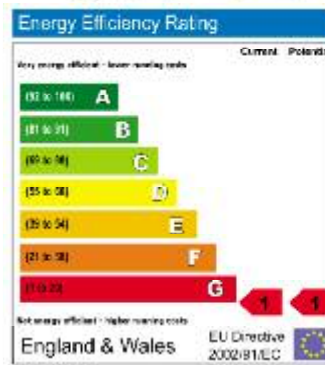
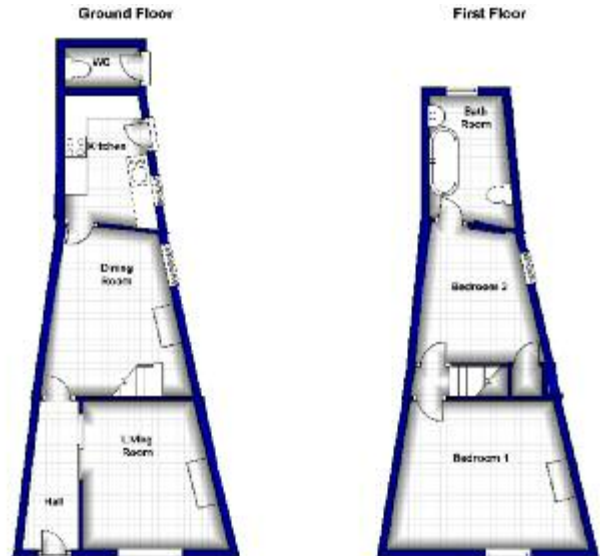
We are advised (subject to legal verification) that the property is Freehold.

## 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 office in Worcester Road proceed in the direction of Worcester. At the first set of traffic lights turn left into Newtown Road and the property can be found on the left as indicated by our For Sale board.



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.

