



5 Red Earl Lane  
Malvern  
Worcestershire WR14 2ST

Philip Laney & Jolly

## 5 Red Earl Lane, Malvern, Worcestershire WR14 2ST

A detached three bedroom bungalow situated within a sought after residential location of similar style properties, enjoying views towards the Malvern Hills to the front. The property stands in pleasant, level gardens and offers accommodation comprising: Entrance Porch, Entrance Hall, Living Room, Kitchen/Breakfast Room, Three Bedrooms, Bathroom, Detached Garage, Front and Rear Gardens, Gas Central Heating, Double Glazing. Viewing thoroughly recommended and the property is offered for sale with no chain.

Part glazed front door leading into

### ENTRANCE PORCH

With further glazed door leading to

### ENTRANCE HALL

With radiator, door to airing cupboard with lagged hot water cylinder and shelving, built in storage cupboard, access hatch to roof space (which has been subdivided).



### LIVING ROOM

17'9" x 11'11" (5.41m x 3.63m). With brick built fireplace and polished wooden mantle housing gas fire, double

radiator, two ceiling light points, double glazed window to the rear aspect overlooking garden.

### KITCHEN/BREAKFAST ROOM

11'11" x 9'10" (3.63m x 3.0m). Fitted with a matching range of units including stainless steel sink with hot and cold mixer tap, base drawers and cupboards, work surface over, matching wall mounted storage cupboards, tiled splashbacks, space and point for gas cooker, wall mounted gas boiler, double glazed window to the rear aspect, serving hatch to the Living Room, radiator, glazed UPVC door to the side aspect.

### BEDROOM 1

12'0" x 11'10" (3.66m x 3.61m). Double glazed window to the front providing views towards the Malvern Hills, range of built in wardrobes and central dressing table with storage under.

### BEDROOM 2

10'9" x 9'11" (3.28m x 3.02m). Double glazed window to the front with views towards the Malvern Hills, radiator under.

### BEDROOM 3

10'9" x 6'11" (3.28m x 2.08m). Double glazed window to the side aspect, radiator.

### BATHROOM

Consisting of a panelled bath with thermostatically controlled shower over, low level WC, pedestal wash hand basin, radiator, tiled splashback, double glazed window to the side aspect.

### OUTSIDE

#### Front

The property is approached over a paved driveway and the front garden is laid to lawn with mature shrub and flower borders. Gated access leads to the side of the bungalow and to a Detached Garage 16'1" x 8'2" (4.90m x 2.49m) with power connected.

#### Rear

The level rear garden is laid to lawn with mature shrub borders and paved patio area.

### SERVICES

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are free from defects or in working order.

### TENURE

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

## COUNCIL TAX BAND - D

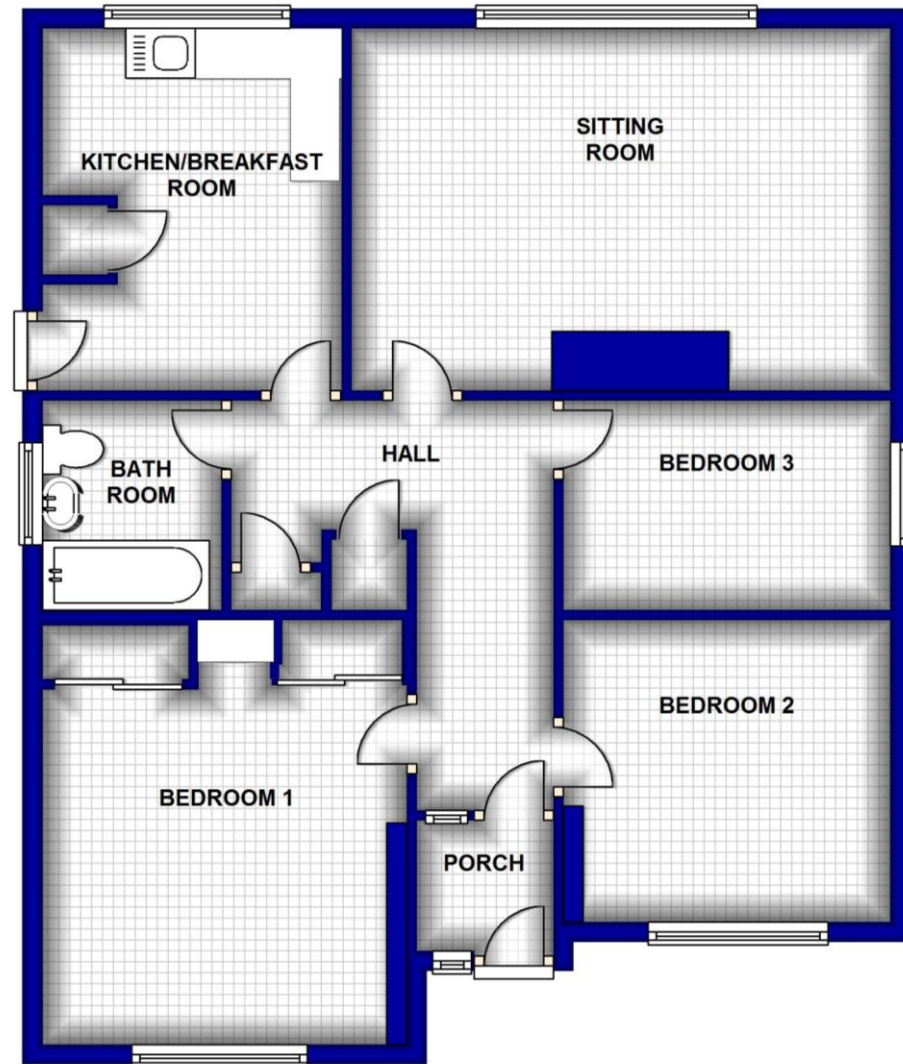
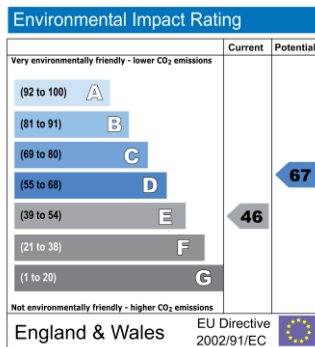
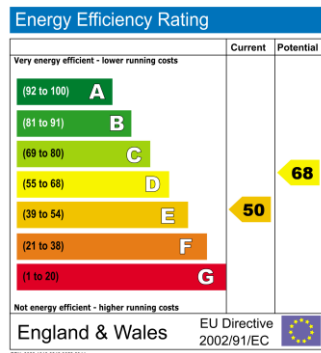
Purchasers are advised to confirm this with Malvern Hills District Council.

## VIEWINGS

Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 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 the Bluebell Pub on the right, turn left into Eston Avenue over the cattle grid, turn right into Hastings Road and next right into Red Earl Lane, the property can be found on the left as indicated by our For Sale board.



5 RED EARL LANE, MALVERN, WORCESTERSHIRE, WR14 2ST

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.

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