Philip Laney & Jolly

35 Redland Road, Malvern, Worcestershire WR14 1LY

- Victorian terraced House
- Deceptively spacious accommodation
- Character features
- Sitting Room, Dining/Kitchen
- Three Bedrooms, Bathroom
- Double Glazing, Gas Central Heating

Price: £164,950

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LOCATION/DESCRIPTION

A mid terraced Victorian house offering deceptively spacious character accommodation, well placed for access to the amenities of Malvern Link and Railway Station. The property is worthy of an internal inspection to appreciate the accommodation on offer which briefly comprises: Sitting Room, Dining/Kitchen, Utility, WC, Three Bedrooms, Bathroom and Pleasant Gardens.

ENTRANCE

Entrance door leading into:

SITTING ROOM

12'5" max into bay window x 12'1" (3.78m max x 3.68m). Having an impressive cast iron open fireplace with decorative tiles standing on a tiled hearth, bay window to the front aspect, exposed oak flooring, radiator, door to

INNER HALL

With timber flooring, stairs rising to the first floor, door to

DINING/KITCHEN

Dining Area

11'9" x 11'5" (3.58m x 3.48m). With tiled floor, radiator, glazed UPVC door providing access to rear garden, doors to understairs storage.

Kitchen Area

9'10" x 6'10" (3m x 2.08m). Comprehensively fitted with a range of matching kitchen units incorporating base drawers and cupboards, worksurfaces over, fitted gas oven with 4 ring gas hob over, stainless steel canopy extractor fan, tiled splashbacks, inset stainless steel bowl and half sink with hot and cold mixer tap, window to the side aspect, continuation of tiled floor, wall mounted storage cupboards having concealed lighting, space and plumbing for slimline dishwasher, archway to

UTILITY AREA AND SEPARATE WC

4'8" x 4'7" (1.42m x 1.40m). Fitted with a Belfast sink, space and plumbing for automatic washing machine, part glazed door to WC having window to the side aspect, low level WC, tiled splashbacks, radiator, tiled flooring and extractor fan.

FIRST FLOOR LANDING

Landing with radiator, doors to

BEDROOM 1

12' x 10' (3.66m x 3.05m). With window to the front aspect, radiator, storage area with hanging rail and shelving.

BEDROOM 2

9'1" x 8'11" (2.77m x 2.72m). With window to the rear aspect, radiator.

BATHROOM

Fitted with a white Heritage suite consisting of panelled bath with thermostatically controlled shower over, pedestal wash hand basin, low level WC, chrome towel rail, tiled splashbacks, window to the rear aspect, double doors to airing cupboard housing Ferroli combination boiler.

A door from the landing leads to a staircase which rises to

BEDROOM 3

13'3" x 12' (4.04m x 3.66m). Having velux windows to the front and rear aspects providing views of the Malvern Hills, hatch leading to eaves storage, inset spotlights, radiator, some restricted head height.

OUTSIDE

Front

There is a fore-garden containing flowering plants and path that leads to the front door.

Rear

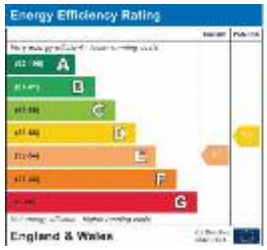
There is a paved area immediately adjoining the rear of the house that leads to a raised lawn. A path continues to provide access to a decked area adjoining a timber shed. There is an outside tap. A shared pedestrian access leads to the rear garden which is enclosed by panel fencing and enjoys a good degree of privacy.

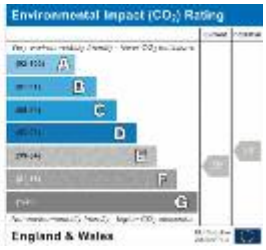
VIEWING

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

DIRECTIONS

From our office turn left and proceed along the Worcester Road. Continue on this road through a set of traffic lights and follow the road into Malvern Link, turning left into Cromwell Road and follow this road which leads into Redland Road. No. 35 can be found on the left hand side.





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