

# Philip Laney & Jolly



## 71 Upper Howsell Road, Malvern, Worcestershire, WR14 1TP

- Modern mid terraced house
- Living Room, Kitchen
- Two Bedrooms, Bathroom
- Gas Central Heating
- Easily maintained gardens
- Parking and garage en bloc

**Price Guide: £132,500**

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# 71 Upper Howsell Road, Malvern, Worcestershire, WR14 1TP

## LOCATION/DESCRIPTION

A modern mid terraced house well placed for access to local amenities and benefiting from off road parking and garage. The accommodation on offer briefly comprises of Living Room, Kitchen, Two Bedrooms, Bathroom, Easily maintained gardens, off road parking and garage.

Covered entrance porch with outside light, part glazed door leading into

## LIVING ROOM

20'9" x 11'10" maximum (6.32m x 3.30m) With window to the front aspect, radiator under, door to understairs storage cupboard, further radiator, stairs to first floor, part glazed door to

## KITCHEN

11'10" x 7'1" (3.58m x 2.16m) Fitted with a range of matching units incorporating stainless steel sink with hot and cold mixer tap, base drawers and cupboards, wood effect worksurface over, space and plumbing for automatic washing machine, matching wall mounted storage cupboards, space and point for electric cooker, wall mounted gas boiler, radiator, tiled splashbacks, window and part glazed door to the rear aspect.

## FIRST FLOOR

### LANDING

With access hatch to roof space, doors to

### BEDROOM 1

11'10" x 11'2" (3.61m x 3.40m) With window to the front aspect, radiator.

### BEDROOM 2

11'10" x 9'6" overall maximum measurement (3.63m x 2.90m) With window to the rear aspect, radiator, door to airing cupboard with factory lagged hot water cylinder and slatted shelving.

### BATHROOM

Fitted with a matching suite consisting of a low level WC, pedestal wash hand basin, panelled bath with thermostatically controlled shower over, tiled splashbacks, radiator, extractor fan.

## OUTSIDE

### Front

The property has a pleasant front garden mainly laid to lawn with mature tree and shrub borders, a pathway gives access to the front door. A shared driveway leads to the rear of the property with garage and parking.

### Rear

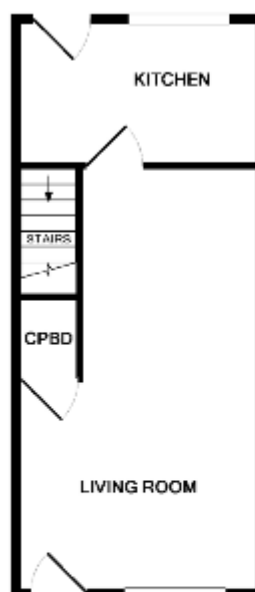
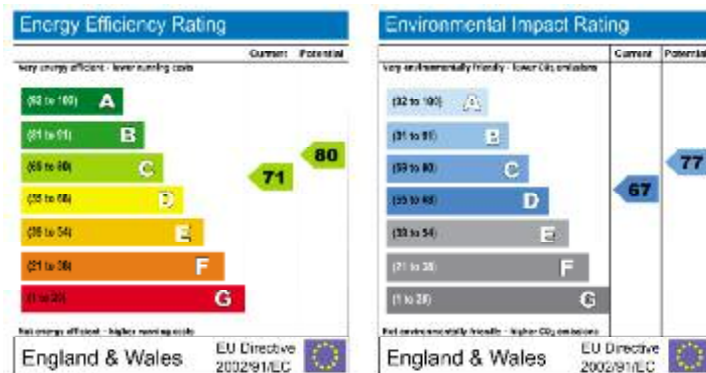
There is a paved patio area adjoining the rear of the property which leads on to a lawned area with mature shrub borders, gated access leads to the parking area and garage.

## TENURE

We understand the property is Freehold

## DIRECTIONS

From our office in Worcester Road proceed in the direction of Worcester. At the traffic lights continue straight on and take the fourth turning left onto Upper Howsell Road. The property can be found on the left hand side as denoted by our For Sale board.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or who they can be given.  
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