



5 Waterloo Close
Madresfield
Worcestershire WR13 5AG
Price Guide - £164,950

Philip Laney & Jolly

5 Waterloo Close, Madresfield, Worcestershire WR13 5AG

A mid terraced house located within a sought after rural village enjoying countryside views to the front and rear aspect and convenient for access to Malvern and Worcester. The property would benefit from some modernisation and currently offers accommodation comprising: Living Room, Dining Room, Kitchen, Three Bedrooms, Bathroom, Good sized gardens, off road parking, Gas Central Heating and Double Glazing. NO CHAIN

UPVC front door leading into

ENTRANCE LOBBY

With stairs to first floor, wood effect laminate flooring, door to

LIVING ROOM

17'5" x 11'0" (5.31m x 3.35m). With brick built fireplace, polished mantle, wood effect laminate flooring, radiator, UPVC window to the front and rear aspects.

DINING ROOM

10'3" x 10'3" (3.12m x 3.12m). UPVC window to the front, radiator, multi paned glazed door leading into



KITCHEN

10'11" x 6'8" (3.33m x 2.03m). Fitted with matching units including an inset stainless steel sink with hot and cold mixer tap, base drawers and cupboards, tiled splashbacks, wall mounted storage cupboards, wall mounted Ideal gas boiler, UPVC window overlooking rear garden, door to storage cupboard and further door providing access to the rear garden.

LANDING

With UPVC window to the rear aspect, access hatch to roof space.



BEDROOM 1

15'2" x 8'11" (4.62m x 2.72m) UPVC window to the front aspect providing a pleasant outlook, door to storage cupboard.



BEDROOM 2

11'8" x 11'1" (3.56m x 3.38m) UPVC window to the front, radiator, storage cupboard with shelving.

BEDROOM 3

12'2" x 8'2" (3.71m x 2.49m) UPVC window to the rear providing countryside views, radiator, wood effect flooring, built in storage cupboard.

BATHROOM

Fitted with a matching suite comprising a panelled bath with electric shower over, pedestal wash hand basin, low level WC, radiator, tiled splashbacks UPVC window to the rear.



OUTSIDE

FRONT

There is a gravelled hardstanding providing off-road parking, together with a lawned area and path leading to the front door.

REAR

The rear garden is laid to lawn with mature hedge and fence boundaries, there is an open aspect adjoining fields providing a good degree of privacy. There is a selection of brick built outhouse providing useful storage.

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 B

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

VIEWINGS

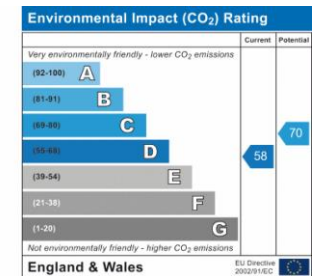
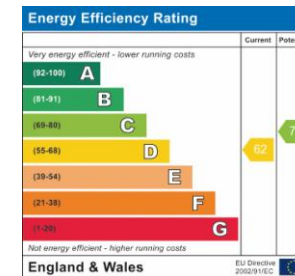
Strictly by appointment with the Agents. We are open from 9.00 to 5.30 Monday to Friday and 9.00 to 4.00 on Saturdays.

DIRECTIONS

From the agents offices in Great Malvern proceed in the direction of Worcester, heading through Malvern Link and after the large roundabout turn right towards Madresfield, continue for some distance and take the right turning into North End Lane, then take the next left turn into Waterloo Close, the property can be seen straight ahead.



5, WATERLOO CLOSE, MADRESFIELD, MALVERN, WR13 5AG



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.

21 Worcester Road Great Malvern Worcestershire WR14 4QY
Tel: 01684 575100



