



3 Hampden Mews Hampden Road, Malvern, WR14 1NB

£220,000

A mews property in a tucked away location close to facilities in Malvern Link including a mainline train station and with accommodation comprising:- open plan living/dining room to fitted kitchen with built in Bosch hob and oven, French doors to easily maintained garden, open plan staircase to first floor two bedrooms which make use of storage within the vaulted ceiling, fitted bathroom. Within the courtyard garden is a summer house/shed and there is communal parking at the rear. Offered for sale with no onward chain.



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uPVC front door with opaque double glazed windows. Opens to:

LIVING DINING ROOM/KITCHEN

With front aspect double glazed window, double radiator, laminate floor, open plan stairs to first floor, further double radiator, rear aspect double glazed French doors to garden.

KITCHEN AREA

With fitted eye and base level cupboards with under lighting, single drainer sink unit with mixer tap, built-in Bosch gas hob with filter over, built-in oven, space and plumbing for washing machine, space for fridge, cupboard housing Worcester gas central heating boiler. .with shelving, wall lights.

STAIRS TO FIRST FLOOR

with half landing and doors to :-

BEDROOM ONE

Front aspect velux window, high level storage shelves within the vaulted ceiling, double radiator.

BEDROOM TWO

Rear aspect velux window, high level shelving within vaulted ceiling, double radiator.

BATHROOM

Rear aspect velux with window view of St Matthias Church., wash basin, WC, heated towel rail, bath with thermostatic shower over, herringbone wood effect floor,

GARDEN

With slabbed patio area and gravel, garden shed with glazed window and doors, external power point, view of St Matthias church, wall mounted fold out washing line. o

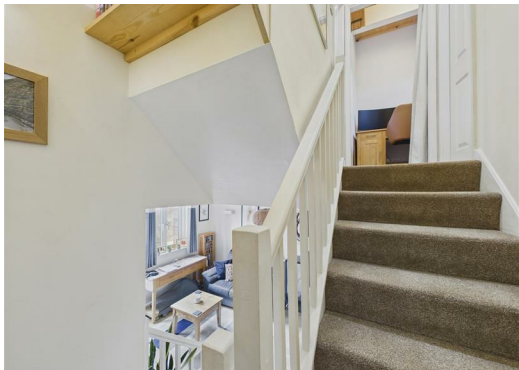
PARKING

One parking space allocated at the rear of the building.

DIRECTIONS

From the office of Allan Morris turn left on the Worcester Road, continue through the traffic lights, past Link Top Common on the right and into Malvern Link. After passing the Fire Station and Railway Station on the left continue to the traffic lights and turn left into Richmond Road and first left again into Merton Road, bear left, then right and turn right into Hampden Road. No 3 Hampden Mews is at the end on the left hand side. For ease when viewing, please park on the road. For more details or to book a viewing, please call the Malvern Office on 01684 561411.

what3words







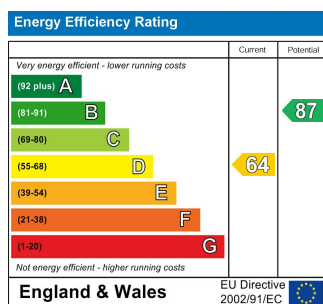
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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