



Denny &
Salmond

Clerkenwell Crescent
Malvern



Property Description

In need of some cosmetic updates, this three bedroom mid-terrace property is confidently located in the popular residential area of Great Malvern and conveniently located to all the amenities the town has to offer, including shops, pubs, restaurants, train station and cafes. In brief the accommodation comprises of Entrance Hall, Living Room, Kitchen and Store Room. Whilst to the First Floor are Three Bedrooms and Bathroom. The property further benefits from gas central heating, majority double glazing, parking and enclosed Rear Gardens. Offered for sale with no onward chain.

Entrance Porch

Open porch leads to the Entrance Door with an additional door to the Store Room.

Entrance Hall

Part glazed door opens to the Entrance Hall with radiator, door to the Living Room and stairs rising to the First Floor Landing.

Living Room

A spacious room with double glazed doors opening to the Rear Garden and single glazed window to the front aspect. Radiator and open fire with stone mantle, hearth and surround. Door to :

Kitchen

Fitted with a range of base and eye level units with working surfaces, stainless steel sink unit with drainer and mixer tap. Space for a slot in oven, space and plumbing for two undercounted appliances and space for a tall appliance. Radiator, double glazed window to the rear aspect overlooking the well maintained rear Garden. Door to a large pantry cupboard and door to the Store Room.

Store Room

This versatile space offers ample storage, with access to the front of the property, shelving and wall mounted consumer unit.

First Floor Landing

Stairs rise to the first floor landing with doors off to all rooms, door to a storage by board housing the Worcester Bosch Boiler and opening to an additional storage space with double glazed window to the rear aspect and shelving. Access to loft space via hatch.

Bedroom One

A light room with double glazed window to the front aspect, radiator and door to a storage cupboard with shelving.

Bedroom Two

Double glazed window to the front aspect, radiator and door to a storage cupboard with hanging rail and shelving.

Bedroom Three

Double glazed window to the rear aspect providing stunning views to the Malvern Hills, radiator and door to a large storage cupboard with shelving.

Bathroom

Fitted with a white suite comprising low flush WC, pedestal wash hand basin with mixer tap and panel bath with glazed screen, mains shower and aqua boarding to walls. Radiator, tile effect flooring and double glazed obscured window to the rear aspect.

Outside

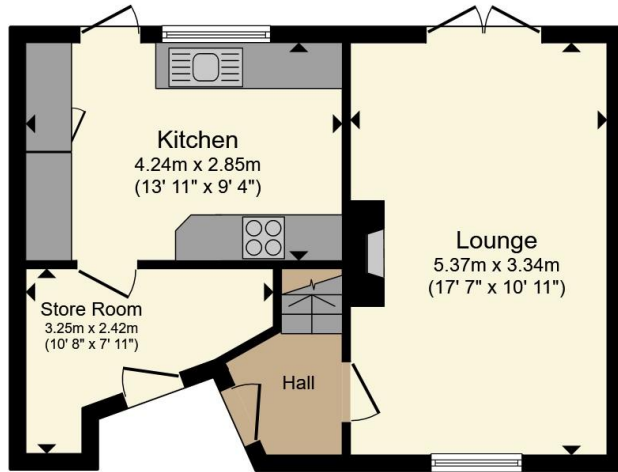
The fore Garden is laid to lawn with a stone parking area for one vehicle, a paved path leads to the Porch.

To the rear of the property is a well maintained Garden, laid to lawn with numerous mature shrubs and hedges. A paved seating area adjoins to the property, the Garden is encompassed by hedging.

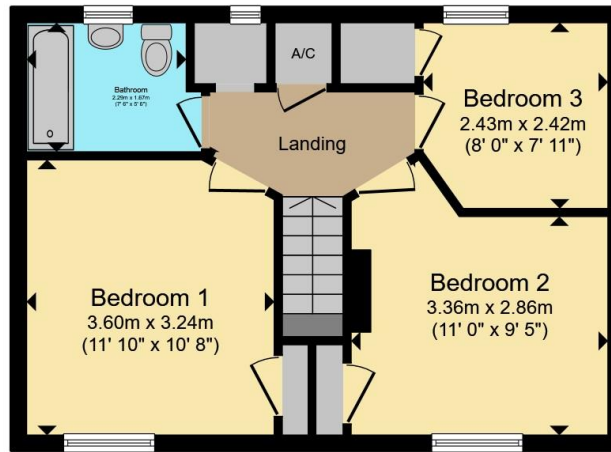
Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.





Ground Floor



First Floor



Total floor area 79.8 sq.m. (859 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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EPC Rating: D Council Tax
Band: B

view this property online dennyandsalmond.co.uk/Property/MVN100125

Tenure: Freehold



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Property Ref: MVN100125 - 0006