



**24 Murren Avenue, Malvern, WR14 3QB**

**Offers Over £265,000**

A SEMI-DETACHED DORMER BUNGALOW IN A QUIET CUL-DE-SAC LOCATION, WITH NEARBY ACCESS TO WALKS ON THE COMMON AND A BUS ROUTE.

The property which would benefit from some updating has a south facing rear garden with a lovely view of the hills and briefly comprises:- entrance hall, bedroom, wet room, sitting room through dining room, kitchen, sunroom, first floor with two bedrooms, ample parking and garage, mature well planted rear garden with views. With gas central heating and double glazing and offered for sale with no onward chain.



# 24, Murren Avenue, Malvern, WR14 3QB

## HALL

Door from drive, radiator, hanging for coats, built-in shelved cupboard, built-in airing cupboard with hot water tank and central heating control panel and shelving, central heating thermostat.

## BEDROOM

Front aspect double glazed window, radiator, wood effect flooring.

## WET ROOM

Side aspect opaque double glazed window, wet room style shower with tiled surround and electric shower, wash basin, WC, radiator.

## LOUNGE DINER

Rear aspect double glazed patio doors to garden, radiator, stone hearth, double sliding doors to dining area, with front aspect double glazed window, double radiator, open plan stairs to first floor.

## KITCHEN

Side aspect double glazed window, rear aspect double glazed door into sun room, wall mounted Worcester boiler, space for gas cooker, space and plumbing for washing machine, space for fridge, built-in pantry cupboard, kitchen units, radiator, two and a half bowl sink unit.

## SUN ROOM

Double glazed with polycarbonate roof, side door to drive, patio doors to garden.

## FIRST FLOOR LANDING

With doors to:

### BEDROOM

Rear aspect double glazed window, view south of Hills, door to eaves storage.

### BEDROOM

Rear aspect double glazed window, view south of the Hills, door to eaves storage.

## DETACHED GARAGE

Up and over door, side door to garden, side aspect window,

## GARDEN

With patio at rear, steps up to lawned garden with mature well planted, flower and shrub beds behind. Path and steps at side with covered storage area. Top garden with shrubs and a garden shed. Lovely views of the hills from the garden.



## DIRECTIONS

From the office proceed down Church Street and and turn second right onto Avenue Road and immediate right onto Priory Road. At the right hand bend fork left into Woodshears Road and at the junction turn right onto Court Road. Follow the road along, it becomes St Andrews Road. Go past the entrance to QinetiQ and take the next left into Geneva Avenue. Follow the road to the green area and go right then left into Murren Avenue. No 24 is on the right hand side.

## what3words

///indoor.froze.relay





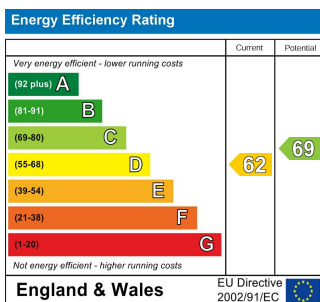
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Carpets and curtains are also included.

**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: C

**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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