Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



3 Fraser Close, Malvern, WR14 3QG

£325,000

A detached property in a small cul de sac off St Andrews Road, within a short walk of Peachfield Common, Great Malvern mainline train station and local shops in Barnards Green. The property offers potential for updating and comprises:- reception hall with open tread staircase to first floor, south facing lounge, dining room, kitchen, rear lobby with access to utility room with wc, internal door to garage, three bedrooms and a shower room. The property offers off road parking to the fore of the garage plus front and rear gardens with views of the hills.







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OFFICE GROUP

3, Fraser Close, Malvern, WR14 3QG



uPVC, opaque, double glazed door opens to:

RECEPTION HALL
With open tread staircase to first floor, open to dining room. Doors to:

LOUNGE
Two front aspect, double glazed windows, including one floor to ceiling window.



DINING ROOM
Rear aspect, double glazed, patio doors to garden, hatch to kitchen.

REAR HALL
Open to kitchen, opaque glazed door to rear porch.

KITCHEN
Rear aspect, double glazed window, sink unit with cupboard under, cupboard and drawers to side, hatch to dining room, wall mounted cupboard and shelves, space for fridge freezer, freestanding electric cooker, built-in Johnson and Starley warm air, central heating boiler.



REAR PORCH
Glazed windows and glazed door to covered area at rear of house, shelving. Door to:

UTILITY ROOM
Rear aspect, double glazed window, WC, sink unit with cupboard under, plumbing for washing machine, internal window and glazed door to garage.



GARAGE
Up and over door, light and power.

FIRST FLOOR LANDING
Side aspect, double glazed window, door to airing cupboard with hot water cylinder, hatch to loft space. Doors to:

BEDROOM ONE
Front aspect, double glazed window, wall mounted cupboard.

BEDROOM TWO
Rear aspect, double glazed window, view towards Worcester, built-in wardrobe with shelving.



BEDROOM THREEE
Front aspect, double glazed window.

SHOWER ROOM
Side aspect, opaque, double glazed window, large shower enclosure, wash basin, WC.

OUTSIDE
Paved area at rear with outside tap, gate to side access. Garden bounded by fencing. Patio area, lawn, shrubbed borders, view of the Beacon. At the front, there is a drive giving off road parking, open plan garden with shrubs at the border.

DIRECTIONS
From the office proceed down Church Street and go straight across at the traffic lights. Turn right onto Avenue Road and first right into Priory Road. At the fork in the road, bear left onto Woodshears Road and proceed past Malvern College on the right to the junction with Court Road. Turn right and proceed along St Andrews Road, where Fraser Close cul de sac can be found on the left hand side, with the property on the left. For more details or to book a viewing, please call our Malvern office on 01684 561411.

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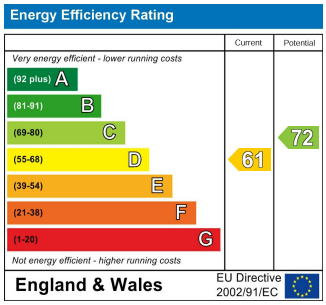
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price.

SERVICES: Mains gas, mains electricity, water and drainage are connected. The property is heated by a warm air system. 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: D

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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