



Pound Bank Road, Malvern

£249,950

Offers In Region Of



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## 153a Pound Bank Road, Malvern, Worcestershire, WR14 2PA

New build two bedroom detached bungalow for sale offering spacious accommodation with ample parking at the front and a large garden to the rear. Located within easy access of local amenities in Barnards Green and a popular school this detached bungalow comprises entrance hall, kitchen/living room/dining room, two good sized bedrooms with built in wardrobes, family bathroom. The property also benefits from UPVC double glazing windows and under floor heating. EPC - Pending

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## Property Location

Malvern is a picturesque spa town situated on and around the foot hills of the Malvern Hills famous for its pure spring water and composer Sir Edward Elgar. The settlements of Malvern include Great Malvern (with Barnards Green and Poolbrook), Malvern Link (with Link Top), Malvern Wells, West Malvern, Little Malvern and North Malvern with many of these areas separated by open common land. Malvern offers two train stations, a good selection of local and high street shops and restaurants, several supermarkets and a Retail Park, Great Malvern has a library, its own nationally renowned theatre with cinema, historical Priory and a swimming pool/ fitness centre. An excellent selection of well renowned State and Private Primary and Secondary Schools can be found and good access to the M5/M50 motorway networks.

## Property Details

This brand new two bedroom detached bungalow comes with a 10 year building warranty and offers immaculate spacious accommodation with generous parking to the front and a large garden to the rear. Located within easy access of local amenities and a popular school this detached bungalow comprises in brief entrance hall, kitchen/living room/dining room, two good size bedrooms both with built in wardrobes and bathroom. The property also benefits from UPVC double glazing windows and under floor heating throughout. Platinum Property Agents recommend an early inspection to appreciate the accommodation on offer.

ENTRANCE HALL 10' 01" x 6' 05" (3.07m x 1.96m) Comprising grey vinyl flooring, two double glazed UPVC windows to the size aspect, storage cupboard housing a combination boiler and plumbing for a washing machine, doors to all rooms.

KITCHEN/DINER/LIVING ROOM 18' 05" x 15' 08" (5.61m x 4.78m) A spacious and light room comprising space for a fridge/freezer, space and plumbing for dishwasher, hob with a cooker hood over and a breakfast island. Two double glazed UPVC double door to the rear aspect with views of the garden and lovely views of the Malvern Hills. This room benefits from ample plug sockets and a TV point as well as underfloor heating.

BATHROOM 8' 07" x 5' 07" (2.62m x 1.7m) Porcelain tiles flooring, shower cubicle, freestanding bath, wash hand basin and a closed coupled WC, obscured double glazed UPVC window to the front aspect.

MASTER BEDROOM 12' 02" x 9' 09" (3.71m x 2.97m) Doors to Jack and Jill bathroom, bedroom comprising built in double wardrobe, double glazed window to the front aspect, ample plug sockets.

BEDROOM TWO 10' 00" x 9' 10" (3.05m x 3m) Built in double wardrobe, window to the side aspect, loft access and ample plug sockets.

OUTSIDE REAR Spacious garden with a large shed, paved patio area, an abundance of flower beds all around the garden and lovely views of the Malvern Hills.

ADDITIONAL INFORMATION Tenure: Freehold

Council Tax - TBC

EPC - TBC

Estimated Rental Income - £750pcm

Agents Note: We understand a dishwasher will be fitted in the Kitchen.

## Viewings

We offer our buyers and sellers a personal service which includes, for their convenience and safety, accompanying all viewings. To avoid disappointment please allow 24 hours' notice when arranging viewings.

## Disclaimer and Misdescriptions Act 1991

These particulars are believed to be correct but the accuracy is not guaranteed. Platinum Property Agent or any subsidiary offer these sales particulars for guidance only and do not offer them to constitute any part or form of contract. Purchasers are advised to obtain and substantiate that any services, appliances or systems, fixtures and fittings mentioned are in full working order and included in the offer of sale, no warranty is offered by our vendors. Measurement, distances and areas are approximate, for guidance only, measurements are taken to the nearest 3 inches, and prospective purchasers are advised to verify these and not to assume that they are accurate.

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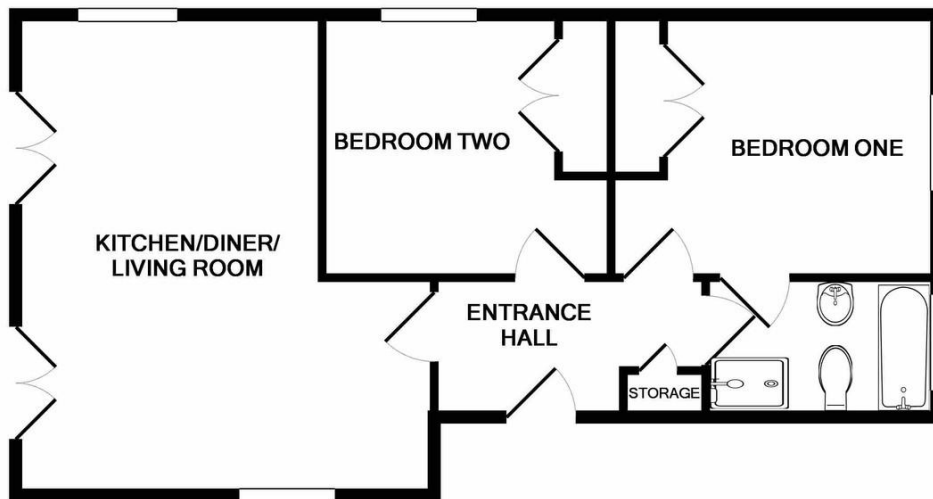
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# EPC PENDING



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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