49 Assarts Road
Malvern, Worcestershire, WR14 4HW
49 Assarts Road
Malvern, Worcestershire, WR14 4HW
///this.racetrack.observe

Freehold / 651 sq. ft.
Offers over £200,000

A lovely period cottage in this wonderful location.

KEY FEATURES
• No chain
• Wonderful location
• Parking
• Front gardens
• Country cottage

Set on the outskirts of Malvern, close to the village of Welland, this pretty period cottage is offered with no onward chain and is well suited for a first time buyer or an investor. The location also benefits from an array of local amenities, St Wulstan’s Nature Reserve and Malvern Wells primary school close by. There is a wonderful park and play area for children close by. Outside there is off road parking and pretty lawned fore gardens.

Situation
49 Assarts Road is located on the outskirts on Malvern and nestled close to Welland.

Description
This period cottage is set in a favoured residential location and offered with no onward chain.
Upon entering the house you are welcomed into a light and bright entrance hall with a door leading to the living room and a door to the house bathroom.

The bathroom comprises a white three piece suits with a low level WC, a wash hand basin, a panelled bath with a thermostatic shower over and an obscure double glazed window to the side.

The lounge is bright and cheerful with a feature log burner and access through to the fitted kitchen at the rear of the house.

Stairs lead off the kitchen to the first floor and there is a courtesy door to the rear parking area.

The kitchen has a range of wall and base units with a sink and drainer, space for a washing machine and a tumble dryer, a built-in electric oven and a four ring gas hob over with an extractor. A handy pantry houses the boiler and provides additional storage space.

To the first floor you will find two bedrooms.

The master has dual aspect to the front and side.

Bedroom two enjoys views of the woodland area to the rear.
**Outside**
The main garden is to the front of the house with lawns and hedgerows. To the rear there is a small garden shed and a seating area.

**Directions**
Find and navigate to the exact location of this property by searching its 3 word address

///this.racetrack.observe

Using the free what3words app https://bit.ly/w3w_app
Assarts Road, Malvern, WR1
Total = 651 sq ft / 60.48 sq m
For identification only - Not to scale

GROUND FLOOR

Kitchen
11'10" (3.61) x 8'11" (2.72)

Reception Room
11'11" (3.63) x 10'10" (3.30)

FIRST FLOOR

Bedroom 1
11'3" (3.58) x 10'10" (3.30)

Bedroom 2
8'10" (2.70) x 8'6" (2.46)

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners - an outline of these can be found here: https://cutt.ly/referrals and are reviewed annually in line with our financial year to identify any changes in average fee received.

Andrew Grant
T. 0330 024 3000
E. hello@andrew-grant.co.uk

Follow us

[Social media icons]