



Pickersleigh Avenue, Malvern Link

£185,000

Offers In Excess Of



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## 32 Pickersleigh Avenue, Malvern, WR14 2LR

A period three bed semi detached requiring modernisation throughout. Located in a most convenient position close to the shops and amenities in Malvern Link. Driveway and large garden. No onward chain. EPC - Pending

## Contents

Property Location	Page 3
Property Details	Page 4
EPC Charts	Page 9
Floor Plan	Page 10

### Property Location

Malvern Link is an established residential location and is home to the renowned Morgan Motor Company manufacturer of luxury sports cars and Chance Brothers the remaining factory of what was once the largest manufacturer of glassware in the UK. It has excellent bus; rail and road networking with a railway station conveniently situated on the Worcester Road the A449, which continues through the link and its numerous facilities and local businesses to the Malvern Retail Park and directly into Worcester City Centre some eight miles to the east connecting to the M5 motorway network. Park Close is in walking distance of Victoria Park, the Co-operative supermarket, several hairdressers, Lidl, Post Office and near to two petrol stations. Directions: From our offices in Malvern Link proceed along Pickersleigh Avenue towards Barnards Green and the property will be located on the right hand side as indicated by the agents for sale board.

## Property Details

This is a substantial attractive period semi detached house located in the heart of Malvern Link opposite Victoria Park. The shops and amenities of Malvern Link are a short walk away on the level and the mainline railway station is approximately ten minutes walk.

The property requires updating and modernisation throughout giving potential for improvement and possible extension subject to the necessary planning consents.

The property has a foregarden and driveway to the side leading to the rear. Room for a garage at the side.

There is a generous entrance hall with stairs to the first floor and doors off to the living room, kitchen and dining room. The rooms are spacious and light, the kitchen is at the rear.

Three good sized bedrooms and bathroom to the first floor. Sash windows, generous enclosed rear garden mainly laid to lawn with mature plants and shrubs and fencing. Outbuildings attached at the rear comprising two rooms, a WC and a garden shed/potential utility room.

We recommend booking a viewing to see the potential and plot on offer.

## GROUND FLOOR

### ENTRANCE HALL

LIVING ROOM 12' 11" x 10' 10" (3.94m x 3.3m) Maximum measurement

DINING ROOM 12' 10" x 10' 10" (3.91m x 3.3m)

KITCHEN 9' 05" x 6' 05" (2.87m x 1.96m)

## FIRST FLOOR

### LANDING

BEDROOM1 10' 10" x 10' 08" (3.3m x 3.25m)

BEDROOM2 12' 11" x 9' 11" (3.94m x 3.02m)

BEDROOM3 9' 03" x 7' 04" (2.82m x 2.24m)

BATHROOM

WC

GARDEN SHED

OUTSIDE

GENERAL INFORMATION Council Tax Band: C

[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.

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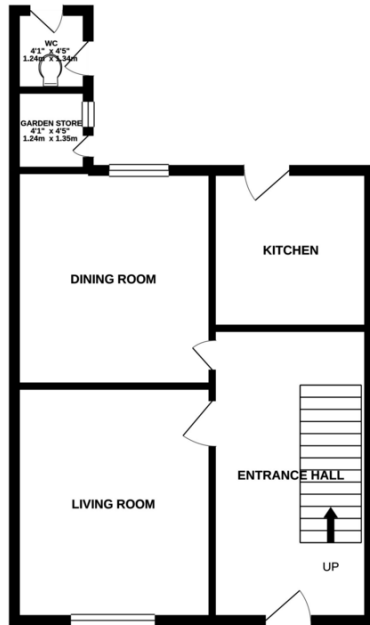
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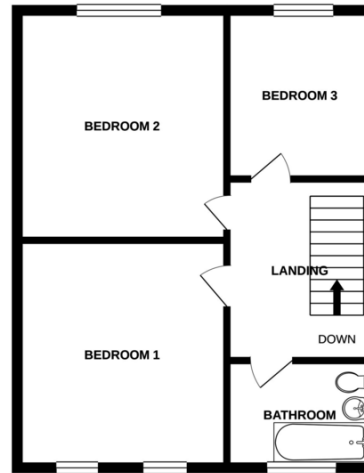


# EPC - Pending

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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