Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
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Oak Apple Cottage Worcester Road, Hanley Swan, WR8 0EA

£195,000

A charming and very well presented property offering a cosy, compact home which also has great potential as a rental investment, holiday let or AirBnB. Situated in the very heart of the sought after village of Hanley Swan, close to the village green, duck pond, The Swan Inn (a popular gastropub), with the village shop and Post Office across the road. The accommodation briefly comprising:- entrance lobby, open plan living space with contemporary fitted kitchen with built in appliances and underfloor heating, large shower room, double bedroom, small easily maintained garden with outside seating space, off road parking for two vehicles. Offered for sale with no onward chain and potential immediate income.







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MAYFAIR OFFICE GROUP

Oak Apple Cottage, Worcester Road, Hanley Swan, Worcestershire, WR8 0EA









LOCATION
Positioned in the centre of the much sought after village of Hanley Swan which offers a convenience store and post office, The Swan Inn, and primary school. Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.
Malvern 4 miles, Worcester 9 miles, Cheltenham 21 miles, M50 (J1) 7 miles, M5 (J8) 8 miles. (Distances approximate).

ENTRANCE
Half opaque glazed door opens to:

ENTRANCE LOBBY
With hanging for coats, glazed door to:

OPEN PLAN KITCHEN LIVING ROOM 17'10" x 13'6" (5.45m x 4.14m)
Front aspect wooden double glazed window with fitted blind, tiled floor with underfloor heating throughout, range of contemporary fitted kitchen units to eye and base level with high gloss doors and having fitted NEFF double oven, induction hob, integrated dishwasher, hidden drawer cupboard, circular sink and drainer, large integrated fridge, washer dryer, under cupboard lighting, shelved cupboards and hanging space. Doors to:

BATHROOM 12'8" x 4'0" (3.88m x 1.24m)
Large shower enclosure with rainfall and hand held shower, wash basin with cupboard under, sensor light mirror over, close coupled WC, extractor fan, continued underfloor heating.

BEDROOM 11'1" x 8'2" (3.40m x 2.50m)
Front aspect and side aspect double glazed windows, loft access, built in cupboard housing underfloor heating control.

GARDENS AND PARKING
To the front of the house is an off road parking space, small area of garden with paved and gravelled path, low brick wall with iron railings, sitting area adjoining the front of the property. Outside sited boiler and oil tank.

POTENTIAL INCOME

The property is an ideal rental property or holiday let. Having recent been let with a monthly income of £825 pcm, the property has also been utilised in the past as a holiday let and AirB&B, with many guests using it as a base for The Malvern Hills, The Three Counties Showground Events, Hanley Swan and the three counties in general.

DIRECTIONS

From Great Malvern proceed south along the Wells Road. Continue along the Wells Road in the direction of Ledbury for approximately 2 miles, then turn left into Hanley Road. Follow the road for approximately 2 miles past the Three Counties Showground and into the village of Hanley Swan. Upon reaching the crossroads by the duck pond in the middle of the village turn right and the property can be found on the right hand side. For more details or to book a viewing, please call our Malvern Office on 01684 561411.

ASKING PRICE

£195,000

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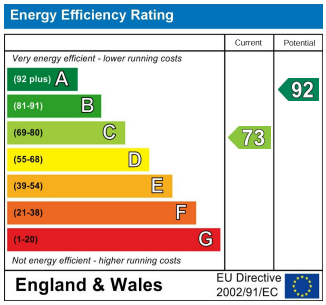
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, water and drainage are connected. Heating is Oil fired. 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: B

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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