



Poplar Gardens, Malvern, WR14 1WE

£280,000

3 2 1



Summary:

A tastefully decorated, double fronted semi detached family home located in Malvern. This property was built in 2020 by the popular Lion Court Homes. There are approx. 6 years remaining on the NHBC certificate. This modern and contemporary home briefly comprises; lounge, kitchen/diner, w/c, three bedrooms, bathroom and en-suite. The property benefits from gas central heating, double glazing, Oak internal doors upgraded by the current owner. Rear garden and parking. Viewing is recommended to appreciate this lovely home.

Description:

Access is via front door into hallway with stairs to first floor and storage cupboard. The lounge goes the full length of the house and has dual aspect windows, flooding the room with lots of natural light. The kitchen/diner offers base and eye level units with roll top work surfaces. Built in appliances to include; extractor fan, hob and oven. Space for fridge/freezer and plumbing for washing machine. Patio doors onto the rear garden. w/c. To the first floor are three bedrooms with the main bedroom benefiting from en-suite shower room. The bathroom offers a three piece white suite with half tiled walls. The property benefits from gas central heating, double glazing, rear garden and parking.

Outside:

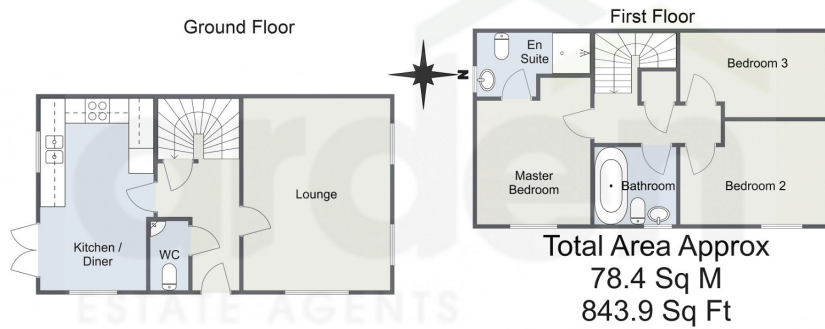
Access is via the kitchen/diner. The rear garden is enclosed by timber panel fencing and is laid to lawn. Two patio areas, perfect for garden furniture and outside dining. To the side is driveway for parking and side access.

Location:

Poplar Gardens is located approximately two miles from the town centre where there is a range of amenities including shops and restaurants, Waitrose supermarket and Malvern theatres. Transport links in Malvern are excellent with two mainline railway stations in Great Malvern and Malvern Link and Junction 7 of the M5 at Worcester is approximately eight miles away. There is also a great



Poplar Gardens, Malvern



For illustrative purposes only. Decorative finishes, fixtures & fittings do not represent the current state of the property. Measurements are approximate & not to scale. Floor Plans made using RoomSketcher.

- Double Fronted Semi Detached Family Home
- Three Bedrooms
- Rear Garden and Parking
- Lounge, Kitchen/Diner and W/C
- En-Suite and Bathroom
- Popular Malvern Location



Energy performance certificate (EPC)

22, Poplar Gardens MALVERN WR14 1WE	Energy rating B	Valid until 28 January 2030
		Certificate number 876-7838-636-7841-322

Property type: Semi-detached house
Total floor area: 78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

For more information on this house or to arrange a viewing please call the office on:

01905 958 290

Alternatively, you can scan the QR to view all of the details of this property online.

