

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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This Well Presented And Recently Decorated Throughout, Two Bedroom Detached Bungalow Is Located In A Cul-De-Sac In The Sought After And Desirable Village Of Welland. A Modern Fitted Kitchen. A Good Sized Lounge/Diner With A Feature Fireplace And Patio Doors To The Rear Garden And Patio Area. The Master Bedroom Offers A Bay Window And Double Wardrobes. Further Benefits Are New Fitted Carpets, Upvc Double Glazing, A Garage And Off Road Parking For Three Cars. In Excellent Condition. No Chain Epc E.

Cobham Close – Guide Price £299,950

1 Cobham Close, Welland, Malvern, Worcestershire, WR13 6SG



1 Cobham Close

Location & Description

Welland is popular and sought after village location with a primary school and shop. For more amenities Upton-upon-Severn is a short drive away and is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town offers a good variety of shops, pubs and restaurants alongside a primary school, three mini supermarkets and a Doctors surgery with pharmacy. There are mainline railway stations located at Malvern, Worcester and Pershore for the commuter with direct links to London.

Property Description

Located in a cul-de-sac position in the sought after and desirable village of Welland. This two bedroom detached bungalow offers well presented and recently refurbished accommodation throughout. A modern fitted kitchen with integral oven and spaces for electrical appliances adds to the appeal. The good sized lounge/diner has a feature fireplace and patio doors to the rear garden. The master bedroom has a feature bay window and fitted double wardrobes and both the bedrooms are serviced by the modern fitted shower room.

The rear garden with mature plants, shrubs and a small tree and is mainly laid to lawn. A paved patio area offers a place to sit and entertain with family and friends. Side gated access, a door to the garage and wood panel fencing with hedgerow surround.

Further benefits include a garage with power and lighting, parking for three cars and UPVC double glazing.

Entrance Hallway

UPVC obscure double glazed door to the side aspect, ceiling light x two, power point, smoke alarm, electric fuse box, loft access, New fitted carpets doors to:

Lounge/Dining Room 18.07ft (5.51m) x 11.97ft (3.65m)

UPVC double glazed patio doors to the rear garden, UPVC obscure double glazed door to the side aspect, ceiling lights x two, electric radiator, power points, feature fireplace with a wood mantle and electric coal effect fire. New fitted carpets.

Kitchen 10.66ft (3.25m) Max x 8.66ft (2.64m)

UPVC double glazed window to the rear aspect, fitted with a matching range of cream wall and base units with wood effect work surface, part tiled splash backs, power points, stainless steel one and a half bowl, sink and drainer with a stainless steel mixer tap over, space and plumbing for a washing machine, space for a fridge, integral oven, ceramic four ring hob with a stainless steel extractor fan over, electric radiator, inset ceiling spot lights, tiled flooring.

Bedroom One 11.81ft (3.60m) x 11.05ft (3.37m)

UPVC double glazed feature bay window to the front aspect, double wardrobes x two, power points, electric radiator, ceiling light. New fitted carpets

Bedroom Two 9.61ft (2.93m) x 8.59ft (2.62m)

UPVC double glazed window to the front aspect, power points, ceiling light, electric radiator. New fitted carpets





Shower Room

UPVC obscure double glazed window to the side aspect, fitted with a white suite comprising of a low level WC and wash hand basin in a vanity unit with a storage cupboard underneath, part tiled walls and new vinyl panels, new electric shower and tiled cubicle with shower curtain, electric heated towel rail, inset ceiling spot lights, shaver point, door to: Airing cupboard (housing the hot water tank and wooden slatted shelving).

OUTSIDE

Front Garden

Lawned area, border with plants and shrubs, side gate to the rear garden, tarmac driveway with parking for three cars leading to:

Garage 16.10ft (4.91m) x 8.92ft (2.72m)

Up and over door to the front aspect, power and lighting.

Rear Garden

Paved patio area, lawned area with plants, shrubs and a small tree, garden shed, wood panel fencing and hedgerow surrounds, door to the garage.

Agents Notes

Electric radiator heating.



Upton Office
01684 593125
9 High Street, WR8 0HJ

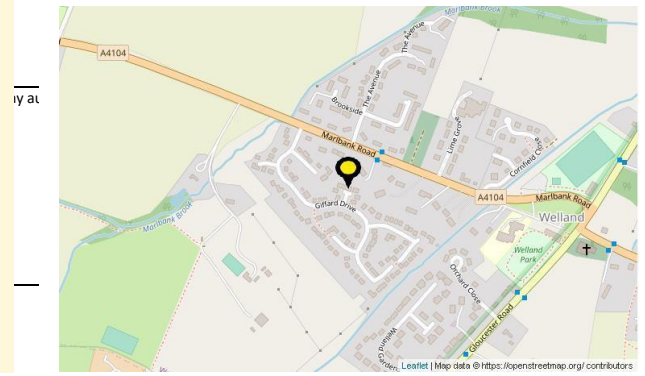
MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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Directions

From the John Goodwin office on the High Street, go left into Old Street, follow this road out onto the Welland Road A4104, continue along this road for several miles and at the junction take a right turning, then a sharp left turn onto the Marlbank Road, take the second turning on the left hand side into Giffard Drive. Follow the road around to the left and take the second turning on the left hand side into Cobham Close and the property can be found on the left hand side by one of our for sale boards.



Services

We have been advised that mains electric and water are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal confirmation) that the property is freehold.

General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is E.



TOTAL APPROX. FLOOR AREA 1232 SQ.FT. (114.4 SQ.M)

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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