



CONVENIENTLY SITUATED IN THE CENTRE OF THE VILLAGE OF COLWALL A MODERN THREE BEDROOM LINK DETACHED HOUSE IN A POPULAR CUL DE SAC LOCATION HAVING THE BENEFIT OF GAS CENTRAL HEATING AND DOUBLE GLAZING WITH LIVING ROOM, SPACIOUS KITCHEN/ DINING ROOM, UTILITY ROOM, CLOAK ROOM, MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, ENCLOSED PRIVATE GARDEN, ATTACHED GARAGE AND DRIVEWAY PARKING. EPC C.

AVAILABLE WITH NO ONWARD CHAIN.

## Guide Price - £345,000

6 Lockyear Close, Colwall, Malvern, Herefordshire, WR13 6NR





## 6 Lockyear Close

### Location & Description

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

### Property Description

6 Lockyear Close is a modern well appointed link detached house conveniently situated in the centre of the village of Colwall.

The property benefits from gas central heating and double glazing throughout with accommodation arranged at ground floor level with a canopy porch, reception hall, cloakroom, living room, fitted dining / kitchen with doors opening onto the garden, and a large utility room. On the first floor a spacious landing gives access to a master bedroom with en-suite shower room, two further bedrooms and a family bathroom.

Outside there is an attached single garage, with additional driveway parking and mature gardens to both front and rear.

The property is available with no onward chain.

### Canopy Porch

### Reception Hall

With double glazed front door and surrounds. Double radiator. Stairs to first floor. Built-in understairs cupboard.

### Cloakroom

With a white suite comprising WC and wash hand basin. Extractor fan. Radiator.

### Sitting Room 5.04m (16ft 3in) x 3.23m (10ft 5in)

With two double glazed windows to front. Multi-paned double doors leading through to the dining kitchen. Double radiator. TV point.

### Kitchen/Diner 5.58m (18ft) x 3.30m (10ft 8in)

Fitted with a range of modern units comprising wall and floor cupboards with work surfaces over. Stainless steel one and a half bowl sink unit. Built in stainless steel double oven with gas hob and stainless steel chimney hood over. Two radiators. Double glazed window to rear. Double glazed double doors to rear giving access to the patio and garden.

### Utility Room 2.92m (9ft 5in) x 2.76m (8ft 11in)

Spacious room fitted with a range of wall and base units with work surfaces over. Stainless steel sink unit. Plumbing and space for washing machine and dishwasher. Fridge. Radiator. Double glazed window to rear. Double glazed door to side giving access to the rear garden Connecting door to garage. Wall mounted gas central heating boiler. Ventilator.







### First Floor Landing

With double radiator. Access to roof space. Double glazed window to side. Airing cupboard with radiator.

### Master Bedroom 3.69m (11ft 11in) x 3.49m (11ft 3in)

With built-in wardrobe. TV and telephone point. Radiator. Two double glazed windows to front. Door to:

### En-Suite Shower Room

With white suite comprising shower cubicle. Wash hand basin. WC. Shaver point. Double radiator. Ventilator. Double glazed window to front.

### Bedroom 2 3.20m (10ft 4in) x 2.94m (9ft 6in)

With double glazed window to rear with views towards the Malvern Hills. Double radiator.

### Bedroom 3 2.94m (9ft 6in) x 2.20m (7ft 1in)

Double glazed window to rear with fine outlook to the Malvern Hills. Radiator.

### Bathroom

With a white suite comprising panelled bath with shower attachment and fitted shower screen. WC and wash hand basin. Shaver light point. Tiled surrounds. Radiator. Double glazed window to side. Ventilator.



### Outside

The property is accessed via a private roadway. A driveway to the side of the property provides off road parking and gives access to an attached single **GARAGE** (16'11" X 9'2") with up and over door, light, power and access to roof space.

To the front of the property is a lawned front garden with a selection of plants and shrubs. A gated pathway to the side of the property leads to an enclosed private garden arranged with a patio, lawn and flower borders with an interesting selection of plants and shrubs. There is an outside light and cold water tap. The rear garden backs onto the railway line.



## Directions

From the agents Colwall office turn right and proceed for a short distance along Walwyn Road. Turn left after the Colwall Park Hotel towards the railway station and take the next turning right in to Lockyear Close. Continue towards the end of the road and bear right where the property will be located on the left hand side.



## Services

We have been advised that mains services 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.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

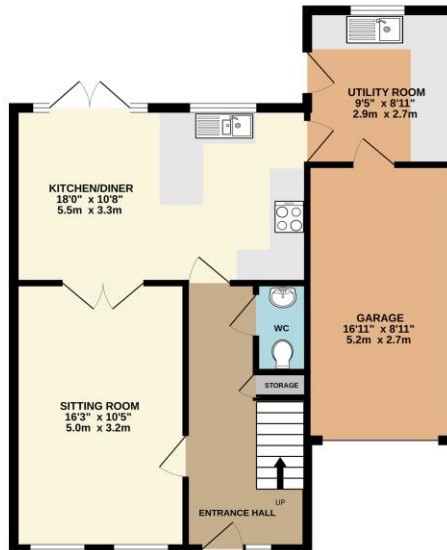
## Council Tax

COUNCIL TAX BAND "D"

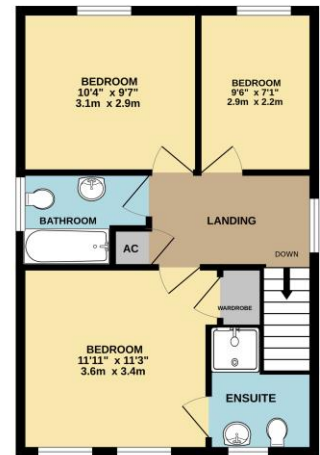
## EPC

The EPC rating for this property is C (75).

GROUND FLOOR  
719 sq.ft. (66.8 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.7 sq.m.) approx.

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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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.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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