

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS 3 BEDROOMED DETACHED BUNGALOW OFFERING SCOPE FOR SOME UPDATING CONVENIENTLY LOCATED IN A PLEASANT CUL DE SAC CLOSE TO THE VILLAGE CENTRE BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING, WITH AMPLE STORAGE, MATURE GARDEN, ENCLOSED AND PRIVATE TO THE REAR, AND A DOUBLE GARAGE**

**EPC: E NO CHAIN**

## Guide Price: £435,000

4 Pedlingham Close, Colwall, Malvern, Herefordshire WR13 6RB

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## 4 PEDLINGHAM CLOSE

### Location

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

A spacious detached bungalow located in a cul de sac within easy reach of the village centre and amenities.

The property offers some scope for updating and has the benefit of gas fired central heating, double glazing and ample storage. It comprises a deep canopy entrance porch, reception hall, cloakroom with WC, 'L' shaped sitting room with dining area off, fitted kitchen, three bedrooms and a bathroom with WC.

Outside there is an attached double garage with additional driveway parking and an established well stocked mature garden which is enclosed to the rear.

### ACCOMMODATION:

#### Deep Canopy Porch

#### Reception Hall

Having a double glazed front door and side panel. Large built-in double cloak cupboard.

#### Cloakroom

Having a white suite comprising a wash basin with tiled splashback and a WC. Double radiator. Double glazed window to side.

#### Bedroom 2 3.23m (10ft 5in) x 3.20m (10ft 4in) into door recess

With a built-in double wardrobe. Single radiator. Double glazed window to side.

#### Sitting Room 6.59m (21ft 3in) max. x 4.42m (14ft 3in) max.

Having a feature fireplace with coal effect living flame gas fire. TV point. Double radiator. Multi-pane double doors from hall. Double glazed sliding doors to both front and rear. Opening through to the dining area.

#### Dining Area 3.28m (10ft 7in) min. x 3.07m (9ft 11in)

Having multi-pane door from hall. Double radiator.







### **Kitchen 3.18m (10ft 3in) x 3.18m (10ft 3in)**

Fitted with a stainless steel double drainer sink with base unit under. Further base units. Drawer pack. Wall mounted cupboards. Work surfaces with tiled surrounds. Cooker point. Integral extractor fan. Plumbing for washing machine. Multi-pane door from dining area. Double glazed window and double glazed door to side.

### **Inner Hall**

Having a large airing cupboard housing a lagged hot water cylinder. Access to part-boarded roof space.

### **Bedroom 1 4.28m (13ft 10in) x 3.20m (10ft 4in)**

With large built-in double wardrobe. Single radiator. Large double glazed picture window to rear with pleasant outlook over garden.

### **Bedroom 3 3.23m (10ft 5in) x 2.56m (8ft 3in)**

With single radiator. Large double glazed picture window to side.

### **Bathroom**

Having a white suite comprising a panelled bath with shower over, fitted shower screen and tiled surrounds, inset wash basin with vanity top and tiled splashback and a low level WC. Shaver point. Extractor fan. Double radiator. Double glazed window to side.

### **Outside**

To the front of the property there is an area of lawn with plants and shrubs.

A block paved driveway provides off road parking and gives access to an attached DOUBLE GARAGE with light and power.

A gated pathway to the side of the bungalow leads to an enclosed and private rear garden which is pleasantly arranged with an area of lawn, well stocked flower borders and a paved terrace.

There is a lean-to greenhouse.

### **Services**

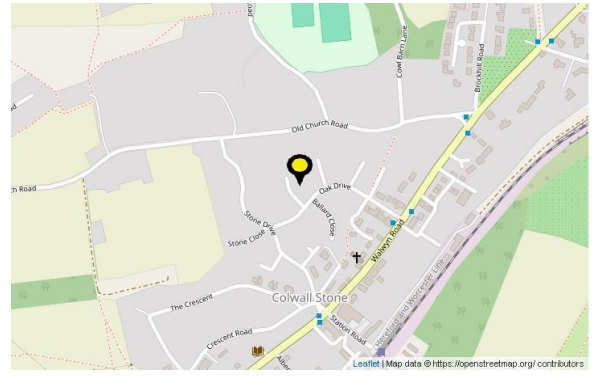
We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should 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.

### Directions

From the Agents Colwall Office turn left and proceed up Walwyn Road for a short distance. Turn left again opposite the shop into Oak Drive. Take the fourth turning on the right into Pedlingham Close and the bungalow will then be found on the right hand side.



### 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**  
BAND F

### EPC

The EPC rating for this property is E (52)



TOTAL FLOOR AREA: 1334 sq. ft. (123.9 sq.m.) approx.



**Ledbury Office**  
**01531 634648**

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