

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



IN NEED OF REFURBISHMENT AND UPDATING THIS SPLENDID THREE STOREY REGENCY TOWNHOUSE ENJOYS A POPULAR AND MOST SOUGHT AFTER LOCATION CLOSE TO THE HEART OF GREAT MALVERN. THE FLEXIBLE ACCOMMODATION RETAINS PERIOD FEATURES AND HAS GAS CENTRAL HEATING AND COMPRISES IN BRIEF; FOUR BEDROOMS, TWO RECEPTION ROOMS, DINING KITCHEN, TWO BATH/SHOWER ROOMS, CLOAKROOM, GARAGE/STORE AND GARDENS. NO CHAIN. ENERGY RATING 'E'.

Lansdowne Crescent - Guide Price £375,000

4 Lansdowne Crescent, Malvern, Worcestershire, WR14 2AW

4 3 2



4 Lansdowne Crescent

Location & Description

Situated only a few minutes' walk from the heart of Great Malvern, Lansdowne Crescent is a quiet circular road of similar Regency properties, offering a very pleasant living environment. Great Malvern offers a wide range of independent and high street shops, banks, restaurants and Waitrose supermarket. Malvern is also renowned for its theatre complex with concert hall and cinema all with the backdrop of the inspirational Malvern Hills. There are many sporting facilities on offer including the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club. Educational needs are well catered for at primary and secondary levels in both the state and private sectors.

Transport communications are also excellent with nearby Great Malvern railway station providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings the Midlands, South West and South Wales into an easy commute. A regular bus service runs from either Great Malvern or Barnards Green linking the neighbouring areas.

Property Description

4 Lansdowne Crescent is a Regency town house retaining many period characteristics and charm but is now in need of cosmetic refurbishment and updating. This is a fine opportunity to acquire this end terrace property, with accommodation arranged over three floors offering flexible and versatile space flooded with natural light through the tall sash windows. The property is approached via wrought iron double gates with a narrow gravel driveway leading to the attached garage (which due to the size of modern day vehicles may only be suitable for storage). Steps lead up to the front paved patio area which is enclosed by a hedged and Malvern stone walled perimeter. From here there is access to the lower ground floor level. Further concrete steps lead up to the main front entrance with coach lantern light point and double doors opening to the living accommodation which benefits from gas central heating.

Reception Hall 2.17m (7ft) x 2.20m (7ft 1in)

A welcoming space where the elegant proportions of this house can immediately be appreciated. A beautiful glazed fanlight window sits above the main entrance doors with lightpoint hanging from the tall ceiling. Tiled floor throughout the area and steps descend to the lower ground floor. A further short flight of steps leads up to a door opening through to

Entrance Hall

Open wooden balustraded staircase rising to first floor with useful under stairs storage cupboard. Decorative picture rail, radiator and doors opening through to

Sitting Room 4.73m (15ft 3in) maximum into recess x 5.01m (16ft 2in) into bay window

Tall sash window to front and lovely bay sash window to side. This is a very light and airy room with decorative coricing to ceiling, ceiling rose. Open fireplace with feature fire surround set in the middle of two shelved alcoves with cupboards below. Radiators, wall light point, decorative picture rail.

Dining Room 4.70m (15ft 2in) x 4.06m (13ft 1in)

Sash windows, coving to ceiling, decorative picture, ceiling light point. Open fireplace with cast iron range set onto a tiled hearth with feature surround and mantle. To either side are book shelves with cupboards under. Radiator.

Rear Lobby

Accessed from the Entrance Hall. Storage cupboard with shelves, external door accessing the garden with gate to Barnards Green Road. Further door to

Shower Room

Obscure glazed window, low level WC, pedestal wash basin, shower enclosure with thermostatically controlled shower over. Wall light point, ceiling mounted extractor fan. Access from the rear hall to two storage cupboards set above the ceiling.





LOWER GROUND FLOOR

Hallway

A quarry tiled floor flows throughout this area and stairs descend from the Reception Hall. Useful storage cupboard with light point. Radiator, ceiling light point, decorative picture rail. Doors opening to

Cloakroom

Low level WC and ceiling light point.

Bedroom 4/Reception Room 3 4.78m (15ft 5in) max into recess x 5.04m (16ft 3in) into bay

A flexible and versatile space enjoying a glazed sash window overlooking the front garden. Glazed double doors open to the drive at the side of the house. Ceiling light point, decorative picture rail, dado rail and period skirting. Living Flame effect gas fire set into a feature fire surround, to either side there are shelved units with cupboard under. Radiators.

Breakfast Kitchen 4.68m (15ft 1in) max x 4.11m (13ft 3in)

Fitted with a range of drawer and cupboard base units with worktop over. The main feature of this room is an exposed fireplace with pantry cupboards to either side. Quarry tiled floor. Integrated **FRIDGE**. There is currently a Range Cooker that is included in the sale. Stainless steel sink with mixer tap and drainer set under a sash window. Wall mounted boiler enclosed in a cabinet. Ceiling light point and radiator.

Front Lobby 2.17m (7ft) x 2.14m (6ft 11in)

Quarry tiled floor, obscured glazed window to front, radiator and ceiling light point. Door to door leading to the front garden.

Rear Porch/Utility 2.71m (8ft 9in) x 1.86m (6ft)

Pedestrian door to blue brick walkway giving access to undercroft storage. Belfast sink, space and connection point for washing machine. Wall light point.

FIRST FLOOR

Landing

Accessed from the entrance hall and an open wooden balustraded staircase. Skylight, wall and ceiling light point. Door to

Bedroom 1 4.93m (15ft 11in) max x 5.04m (16ft 3in) max into bay

Sash windows to front and side gives glimpses across the Severn Valley. Ceiling light point, feature cast iron fireplace and surround with storage cupboards to one side. Coving to ceiling, ceiling light point and radiator.

Bedroom 2 4.83m (15ft 7in) x 4.06m (13ft 1in)

Another dual aspect room enjoying sash windows to front and side. Recessed wardrobe with cupboard over. Decorative picture rail, ceiling light point and radiator.

Bedroom 3 2.27m (7ft 4in) x 2.17m (7ft)

Sash window to front, ceiling light point, access to loft space and radiator.

Family Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath. Sash window, ceiling light point, coving to ceiling, decorative picture rail and feature fireplace. Airing cupboard with shelf space. Wall light points.

Outside

As well as the garden area already described there is an additional garden to the Barnards Green side of the house, planted with shrubs and enclosed by a hedged and fenced perimeter. Gated access to Barnards Green Road

Garage 4.52m (14ft 7in) x 3.25m (10ft 6in)

Up and over door to front, power, pedestrian door to rear leads to steps to the rear garden.

Directions

From the agent's office in Great Malvern proceed down Church Street to the traffic lights. Continue straight on and take the fourth turning on the left into Lansdowne Crescent where the property will be seen on the right hand side after short distance as indicated by the agents For Sale board.



Services

We have been advised that mains gas, electricity water and drainage 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 infer 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 formerly 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 Malvern Office, Tel: 01684 892809

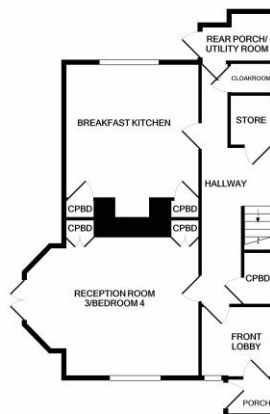
Council Tax

COUNCIL TAX BAND "E"

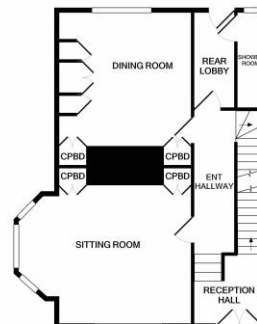
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

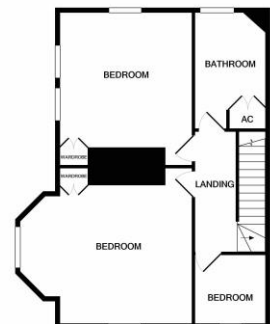
The EPC rating for this property is E (39).



LOWER GROUND FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 628 SQ.FT.
(58.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 631 SQ.FT.
(58.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1945 SQ.FT. (180.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, windows, doors 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.
Made with Metropac 10/2021

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

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

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.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

