

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN EXCEPTIONALLY WELL PRESENTED END OF TERRACE HOUSE SITUATED IN A QUIET CUL DE SAC LOCATION CLOSE TO THE AMENITIES OF MALVERN LINK OFFERING TWO BEDROOMS, EASY TO MAINTAIN REAR GARDEN AND ALLOCATED PARKING SPACE. EPC "D"

Seymour Court - Guide Price £245,000

4 Seymour Court, Marlborough Gardens, Malvern, Worcestershire. WR14 1EW



4 Seymour Court

Location & Description

4 Seymour Court is situated in a quiet cul de sac location on the outskirts of Malvern Link. The bustling shopping precinct of Malvern Link provides a range of amenities including Co-op and Lidl supermarkets, independent shops, eateries, take aways, cafes and community facilities. More extensive amenities are available in the nearby hillside Victorian town of Great Malvern where there is Waitrose supermarket and the renowned theatre and cinema complex. The retail park on Townsend Way also offers a number of high street names including Morrisons, Marks & Spencer, Boots, Next and Halfords to name but a few.

Educational needs are well catered for at both primary and secondary levels in both the public and private sectors. Transport communications are excellent with a mainline railway station in Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. A regular bus service runs down the Worcester Road linking the neighbouring areas.

Property Description

4 Seymour Court is an exceptionally well presented end of terrace house situated in a quiet corner of a cul-de-sac benefitting from gas central heating and double glazing throughout.

The immaculate accommodation currently comprises living room, kitchen, two bedrooms and a bathroom. The property also has the bonus of allocated parking for one vehicle plus two visitors spaces.

Set back from the road behind a lawned foregarden with a slate area leading to the gated side access. A paved pathway leads to the front door with glass panels which opens to

Entrance Hall

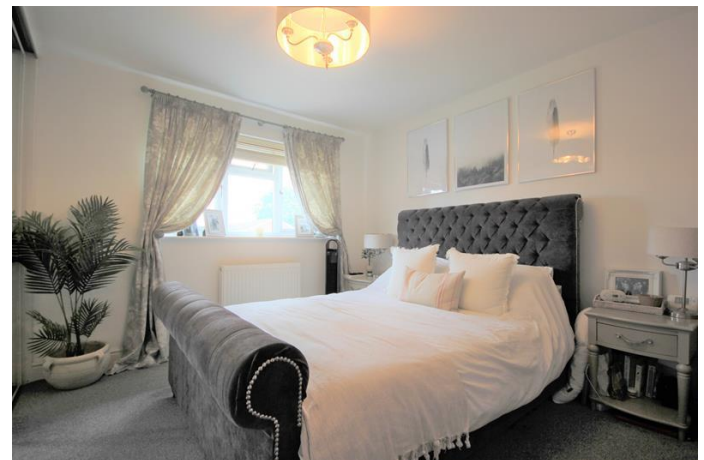
Wood effect floor, pendant light fitting, radiator and door opening to

Living Room 5.42m (17ft 6in) x 4.00m (12ft 11in)

Wood effect floor, stairs to first floor, ceiling light fitting, spotlights and double glazed window to front aspect. Radiator, TV point and telephone point. Inset stone effect electric fire, space for a dining room table and door opening to

Kitchen 2.48m (8ft) x 4.00m (12ft 11in)

Wood effect floor, spotlights, radiator and double glazed window to rear aspect. Range of base and eye level units with wood worksurface over. Sink with drainer and mixer tap. Four ring **HOB** with **EXTRACTOR** over, tiled splashback and **OVEN** below. Space for a washing machine, dishwasher, tumble dryer and tall fridge freezer. UPVC door with obscured glass opening to side aspect





FIRST FLOOR

Landing

Carpet, spotlights, loft access point and door opening to storage cupboard with radiator, hanging rail and shelving. Doors to opening to

Bedroom 1 3.77m (12ft 2in) x 2.99m (9ft 8in) excluding wardrobes

Carpet, ceiling light fitting, radiator and double glazed window to front aspect. Built in wardrobe

Bedroom 2 4.26m (13ft 9in) x 2.35m (7ft 7in)

Wood effect floor, ceiling light fitting, radiator and double glazed window to rear aspect

Bathroom 2.35m (7ft 7in) x 2.14m (6ft 11in)

Tiled floor, tiled walls, spotlights, upright radiator and double glazed window to rear aspect with obscured glass. Low level WC, circular wash hand basin, double ended panelled bath with rainfall shower head over

Outside

To the rear of the garden is an easy to maintain west facing garden.

Opening from the kitchen the paved enclosed garden offers the perfect spot to sit and entertain family and friends. A gate opens to additional garden space ideal for storage or a shed.

A pathway leads down the side of the property to a secure gate which opens to the front of the property



Directions

From the John Goodwin Malvern office proceed north along the A449 towards Worcester. Proceed for 1.6 miles and at the traffic lights, just before the Texaco garage turn left into Lower Howsell Road. Proceed passing the New Inn and take the next left turn in Marlborough Gardens. Follow the road through the estate, upon reaching a t-junction turn left. Taking the next left into Seymour Court, the property is the last 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 Malvern Office, Tel: 01684 892809

Council Tax

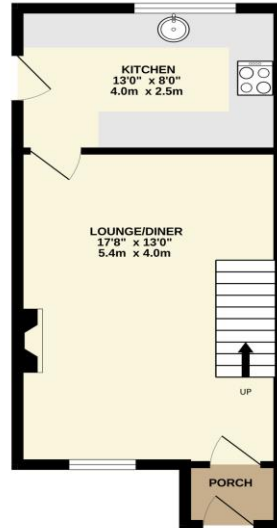
COUNCIL TAX BAND "B"

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

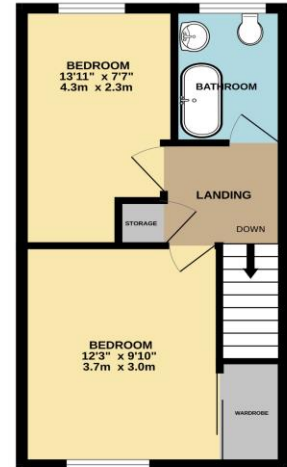
EPC

The EPC rating for this property is D (67).

GROUND FLOOR
345 sq. ft. (32.0 sq.m.) approx.



1ST FLOOR
332 sq. ft. (30.9 sq.m.) approx.



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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.

