

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED AND MAINTAINED THREE STOREY, VICTORIAN, END TERRACED RESIDENCE OFFERING FOUR BEDROOMS AS WELL AS A SITTING ROOM, DINING ROOM, KITCHEN ALL BENEFITING FROM OFF ROAD PARKING AND GARAGE SITUATED IN A POPULAR AND SOUGHT AFTER VILLAGE LOCATION. EPC RATING "F". NO CHAIN.**

## Bastonford Villas - Guide Price £300,000

1 Bastonford Villas, Bastonford, Worcester, Worcestershire, WR2 4SL



# 1 Bastonford Villas

## Location & Description

1 Bastonford Villas enjoys a convenient position almost equidistant between the city of Worcester and Malvern and is therefore within immediate striking distance of an excellent range of amenities in both centres. The nearby village of Powick, which provides a choice of local facilities, is less than a mile distant. Transport communications are excellent. Junction 7 of the M5 motorway south of Worcester is only about four miles and there are mainline railway stations in both Worcester itself and nearby Malvern Link, which is less than three miles away.

## Property Description

The property is the end terrace of a small row of Victorian houses in the hamlet of Bastonford. The property is set back from the road via a planted, sloped foregarden where blocked-paved steps lead up to the front terrace giving access to the front door which opens to the living accommodation which is well presented and set over three floors offering versatile rooms benefitting from double glazing and electric storage heating.

To the left hand side of the pedestrian steps is the block paved driveway which continues round to the rear of the property where the detached garage is positioned.

The living accommodation comprises in more details of:

### **Sitting Room 4.18m (13ft 6in) into bay window x 3.72m (12ft)**

Enjoying double glazed sash bay window to front and further double glazed window to side. The focal point of this room is the brick fireplace with tiled mantle and hearth inset into which is a cast iron open grate. Ceiling light point, electric storage heater and door opening through to

### **Dining Room 3.41m (11ft) x 3.72m (12ft) maximum**

Having stairs rising to first floor with useful understairs storage cupboard. Double glazed window to side and electric storage heater. Set into the fireplace is a wood burning stove on a tiled hearth with cast iron surround and marble mantle. The dining room area is open to

### **Kitchen 2.82m (9ft 1in) x 2.20m (7ft 1in)**

Fitted with a range of drawer and cupboard base units with rolled edge worktop and matching wall units. Set under the double glazed window to rear is the one and a half bowl ceramic sink with mixer tap and drainer. There is space and connection point for electric cooker and under counter connection for washing machine. Space for fridge freezer. Ceiling light point, tiled splashbacks. Glazed window to side porch accessed via an obscured glazed wooden door. Ceiling light point, glazed windows, pedestrian door to driveway.

### **First Floor Landing**

Ceiling light point, stairs continuing up to the second floor and having six-panelled wooden doors opening through to





**Master Bedroom 3.07m (9ft 11in) Minimum excluding wardrobes x 3.35m (10ft 10in) Minimum excluding wardrobes**

Double glazed modern style sash window to front. Ceiling light point. A good sized double bedroom offering a range of fitted furniture incorporating wardrobes with hanging and shelf space. Cast iron fireplace with wooden surround and mantle with shelving over.

**Bedroom 2 3.41m (11ft) x 1.96m (6ft 4in)**

Double glazed window to rear, ceiling light point, electric storage heater.

**Bathroom**

Fitted with a low level WC, panelled bath, wash hand basin. Obscured double glazed window to rear, ceiling light point, tiled splashbacks.

**Second Floor Landing**

Electric storage heater and doors opening through to

**Bedroom 3 3.20m (10ft 4in) maximum into dormer window x 3.38m (10ft 11in)**

Glazed dormer window to front. Electric storage heater, ceiling light point, airing cupboard housing the hot water cylinder. Cupboard over stairs.

**Bedroom 4 2.87m (9ft 3in) maximum into dormer window x 3.38m (10ft 11in)**

Glazed dormer window to rear. Ceiling light point. Storage cupboards.

**Outside**

The driveway continues past the side of the property giving access to

**Single Garage 5.35m (17ft 3in) x 2.51m (8ft 1in)**

Of brick construction under a slate roof. Up and over door to front. Light, power, double glazed window to rear.

**Garden**

To the right hand side of the garage is a pedestrian gated access to the gravelled path leading to three steps to the gravelled seating area positioned behind the garage and is a wonderful location to enjoy the pleasures of the garden. Three further steps lead up a further lawned tier with the whole garden being enclosed by a fenced and hedged perimeter. The garden further benefits from a light point and water tap which is positioned close to the garage.

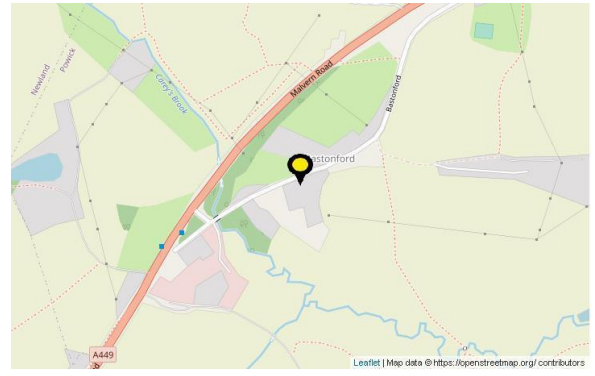
**Agent's Note**

It should be noted, as with a lot of Victorian terraces, the adjoining property (number 2) has a right of pedestrian access across the rear of the property and down the driveway allowing them to get items in and out of their garden when required.



### Directions

From Malvern proceed north along the A449 Worcester Road through Malvern Link initially passing the railway and fire stations on your left and later on passing a BP garage on your left and Texaco garage on your right. Continue on to the outskirts of town where at a small island (formula one autocentres) carry straight on towards Worcester for almost one and three quarter miles. You will notice a finger sign pointing to Bastonford and just after this the Half Way House pub. 200 yards after this pub filter right down an unmarked road. Immediately turn left along the Old Worcester Road into Bastonford village where the cottage will be seen on the right hand side.



### Services

We have been advised that mains 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 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 F (25).

### 1 Bastonford Villas



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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.