

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DELIGHTFUL SEMI DETACHED VICTORIAN HOUSE SITUATED WITHIN A CONVENIENT LOCATION CLOSE TO LOCAL AMENITIES. THE DECEPTIVELY SPACIOUS ACCOMMODATION COMPRISES RECEPTION HALL, DINING ROOM, LIVING ROOM, KITCHEN, BREAKFAST ROOM, CELLAR, FOUR BEDROOMS, BATHROOM, SEPARATE WC. GAS CENTRAL HEATING AND GARDEN AND OFF ROAD PARKING. ENERGY RATING "E" NO CHAIN

Richmond Villa - Guide Price £370,000

20 Richmond Road, Malvern, Worcestershire WR14 1NE

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Richmond Villa

Location & Description

Richmond Villa is positioned close to the amenities of Malvern Link which offers a range of independent shops, Co-op supermarket, takeaways, eateries and community facilities. Further and more extensive facilities are available in the neighbouring town of Great Malvern or the city of Worcester. Transport communications are excellent with Malvern offering a mainline railway station with direct links to Worcester, Birmingham, London, Hereford and South Wales. The M5 motorway is close at hand just outside Worcester bringing The Midlands and South West into an easy commute.

Educational facilities are well catered for at both primary and secondary levels in the public and private sectors.

Property Description

Richmond Villa is a Victorian semi detached house offering period character and charm.

The house is set back from the road behind a mature planted foregarden with a range of shrubs, plants and specimen trees behind a low walled perimeter. A path leads to the modern front door with glazed insets that opens to the deceptively spacious accommodation that benefits from gas central heating and period features.

The accommodation in more detail comprises

Reception Hall

A lovely welcoming space with chequered quarry tiled floor. Radiator. Stripped wooden balustrade staircase to first floor. Decorative dado rail, coving to ceiling, ceiling light point. Door to dining room and kitchen. Door and stairs to cellar. Door to living room:-

Living Room 6.45m (20ft 10in) max x 3.54m (11ft 5in) max

A generous room offering a sash window to front aspect. Ceiling light point, coving to ceiling and decorative picture rail. Radiator. The main focal point of this room is a fireplace with Living Flame effect gas fire set on a tiled hearth. Additional door to hall.

Dining Room 4.52m (14ft 7in) x 3.75m (12ft 1in) irregular shape

Flooded with natural light through dual aspect windows to front and side. Ceiling light point, coving to ceiling, decorative picture rail. Radiator. Feature wooded fireplace and mantle with tiled hearth and back. Recess shelving to either side.

Breakfast Room 3.44m (11ft 1in) x 3.75m (12ft 1in)

Sash window to side. Exposed brick fireplace with high mantle. Stainless steel sink unit and worktop with cupboards under. Radiator, decorative picture rail, ceiling light point. Quarry tiled floor and door to garden. Entrance to

Kitchen 2.20m (7ft 1in) x 3.18m (10ft 3in)

Window to side. Fitted wall and base units with roll edged worktop over and matching wall units. Stainless steel sink unit with mixer tap and drainer. Space and connection point for electric cooker, washing machine and slimline dishwasher. Space for full height fridge freezer. Tiled splashbacks, ceiling light point and tiled floor.

Cellar

Accessed from the reception hall. A useful storage area. Light point.





FIRST FLOOR

Landing

Ceiling light point, coving to ceiling, decorative picture rail, loft access point. Pull down ladder into half boarded loft space with double glazed Velux skylight to rear. This space (subject to the relevant permissions being sought could be converted into additional accommodation. Door to

Bedroom 1 4.54m (14ft 8in) max x 3.75m (12ft 1in) max

Another double bedroom with dual aspect sash windows to front and side. Ceiling light point, decorative picture rail, radiator and stripped wooden floorboards.

Bedroom 2 3.49m (11ft 3in) x 3.72m (12ft)

Sash window to side, ceiling light point, decorative picture rail. Radiator, period fireplace and stripped wooden floorboards.

Bedroom 3 3.51m (11ft 4in) max x 3.72m (12ft) max

A double bedroom. Glazed sash window to front, ceiling light points decorative picture rail and vertical radiator. Built in cupboard housing the wall mounted Worcester boiler.

Bedroom 4 2.71m (8ft 9in) x 3.69m (11ft 11in)

A double bedroom originally part of bedroom 3. Double glazed Velux skylight, radiator, ceiling light point and decorative picture rail.

Bathroom

Obscure glazed sash window to front, white pedestal wash hand basin, roll edged bath, corner shower enclosure with electric shower over. Tiled splashbacks and wall mounted heated towel rail. Ceiling light point and tiled floor.

Separate WC

Glazed window. Modern white low level WC, wash hand basins with mixer tap and cupboard under. Ceiling light point.

Garden

Positioned to the side of the property and enclosed by fenced and hedged perimeter with gated pedestrian access to front the garden offers a paved patio that extends away from the rear of the house. A pedestrian path leads past two lawned areas with mature planted shaped beds offering a variety of plants and shrubs interspersed with specimen trees. The garden further benefits from an outside water tap and **SHED**.

At the side of the front garden is a gravel area providing off road parking.



Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road. Proceed down the hill into Malvern Link where at the traffic light controlled crossroads turn left into Richmond Road and proceed up the road where the property will be found on the right hand side as indicated by the agents For Sale board.



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 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 verification) that the property is freehold. There is a flying freehold at this property with the toilet extending over the neighbours ground floor.

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 "D"

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 (52).



TOTAL FLOOR AREA: 1324sq.ft. (123.0 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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