

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A THREE BEDROOMED MID TERRACE HOUSE SITUATED IN A CONVENIENT LOCATION AND AFFORDING FINE VIEWS FROM THE FRONT ASPECT UP TO THE MALVERN HILLS. OFF ROAD PARKING, GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING D.

Steamer Point – Guide Price £230,000

2 Steamer Point, Malvern, Worcestershire. WR14 2EN



2 Steamer Point

Location & Description

The property enjoys a convenient location less than ten minutes on foot from the busy, popular and well served centre of Barnards Green where there is a wide range of amenities including a supermarket, shops, takeaways, a Post Office and chemist. Less than a mile away is the cultural and historic town of Great Malvern where there is an even more comprehensive range of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. It is also adjacent to a Tesco Express. The property is also within walking distance of some of the best schools in the area in both the private and state systems, at primary and secondary levels including the Chase High School, Malvern College and Malvern St James Girls School.

Transport communications are excellent. A regular bus service runs nearby, junction 7 of the M5 motorway south of Worcester is only eight miles distant and Great Malvern railway station is approximately ten minutes away on foot.

Property Description

2 Steamer Point is a three bedroomed, mid terraced house situated in a convenient location. One of the key selling points of the property are the fabulous views on offer from the front aspect up to North Hill and the Worcestershire Beacon. The house is set back behind a lawned foregarden where a pedestrian path leads to the UPVC double glazed front door that opens to the accommodation which is set over two floors and benefits from gas central heating and double glazing.

The accommodation in more detail comprises:

Entrance Porch

Accessed via a UPVC double glazed front door with double glazed window to side. Obscure UPVC door with matching side panel opens to

Reception Hall

A welcoming space with an open wooden balustraded staircase rising to first floor and useful understairs recess. Ceiling light point, wall mounted thermostat control point. Radiator. Two useful storage cupboards. Wood effect laminate flooring flows throughout this area and into the rear lobby (described later). Door to

Sitting Room 3.28m (10ft 7in) x 4.75m (15ft 4in)

Positioned to the front of the property and enjoying fantastic views to the Malvern Hills through the double glazed window. Electric feature fire set into a wooden fire surround with back and hearth. Ceiling light point, radiator.

Kitchen 3.75m (12ft 1in) x 2.37m (7ft 8in)

Double glazed window to rear. Fitted with a range of shaker style drawer and cupboard base units with roll edged worktop over and matching wall units. Range of integrated appliances including a four ring electric **HOB** with stainless steel extractor over and single **OVEN**. Undercounter connection point and space for washing machine, slimline dishwasher and full height





fridge freezer. Set beneath the double glazed window overlooking the rear garden is a stainless steel sink with mixer tap and drainer. Tiled splashbacks, ceiling light point and coving to ceiling, tiled floor and door to

Dining Room 3.23m (10ft 5in) x 2.68m (8ft 8in)

The central wall dividing this room from the kitchen could be removed if required and subject to the relevant permissions being sought to provide an open plan living, dining kitchen. Currently the room has double glazed patio doors overlooking and opening to the rear garden. Ceiling light point, radiator and wood effect laminate flooring.

Rear Lobby

Accessed from the entrance hall and having an obscure UPVC double glazed door to side, useful storage cupboard and door to

Cloakroom

Fitted with a white low level WC, vanity wash hand basin with cupboard under, obscure double glazed window to side, ceiling light point and tiled splashbacks.

First Floor

Landing

Ceiling light point, access to loft space, airing cupboard with double doors housing the wall mounted boiler. Further useful storage cupboard with double doors and doors to

Bedroom 1 3.82m (12ft 4in) x 3.30m (10ft 8in)

A lovely double bedroom positioned to the front of the property and taking in the superb views to the hills through a double glazed window. Ceiling light point, range of fitted wardrobes. Ceiling light point, radiator.

Bedroom 2 2.71m (8ft 9in) x 4.52m (14ft 7in)

A further generous double bedroom with double glazed window to rear, ceiling light point and radiator.

Bedroom 3 2.53m (8ft 2in) max x 3.25m (10ft 6in) max

Double glazed window to front with views. Ceiling light point. Radiator, fitted wardrobe and shelving over stairs recess.

Bathroom

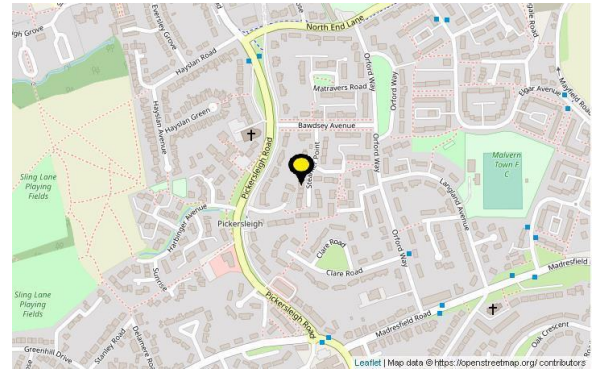
Fitted with a white low level WC, vanity wash hand basin with mixer tap and cupboard under, panelled bath with mixer tap and thermostatically controlled shower over. Obscure double glazed window to rear, ceiling light point. Tiled splashbacks and floor. Wall mounted heated towel rail.

Outside

To the rear a paved patio area leads away from the property to a pedestrian path giving gated pedestrian access to the off road parking area which comes off Marsh Close. To the side of the path is a lawn area and the garden is enclosed by a wire and wooden fenced perimeter with wooden **SHED**. Attached to the property is a brick built **STORE 6'6 x 3'** with light and power and having an outside water tap.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. At the main set of traffic lights turn right into Pickersleigh Avenue and proceed until reaching a traffic light controlled crossroads. Turn left on to North End Lane and then take the first right hand turning in Orford Way proceeding down the road and taking the 2nd right into Bawdsey Avenue then the first left into Steamer Point. The property can be found after a short distance on the left hand side 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 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

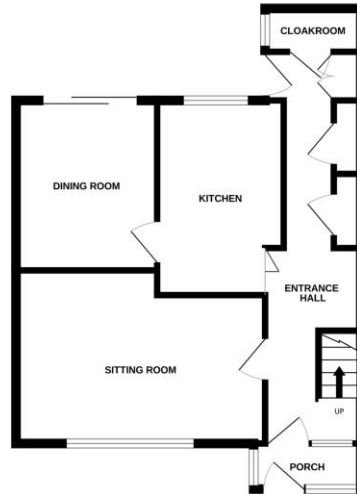
COUNCIL TAX BAND "B"

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 (65).

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. The plan is for illustrative purposes only and should be used as such for 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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EST. 1981

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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.
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