

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A VERY STRIKING DETACHED 1930'S HOUSE IN NEED OF SOME UPDATING AND REFURBISHMENT OFFERING GENEROUS AND VERSATILE ACCOMMODATION INCLUDING A PORCH, HALL, CLOAKROOM WITH WC, SITTING ROOM, DINING ROOM, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, STUDY, FOUR BEDROOMS, SHOWER ROOM, BATHROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, EXTENSIVE OFF ROAD PARKING, DOUBLE GARAGE AND A LARGE GARDEN. EPC RATING "E"

## The Vicarage - Guide Price £600,000

12 Lambourne Avenue, Malvern, WR14 1NL

4 3 2





# The Vicarage

## Location & Description

The property enjoys a convenient location close to the bustling centre of Malvern Link where there is a comprehensive range of amenities including shops, a Post Office, Co-op and Lidl supermarkets, Doctors and Dental surgeries, a Church and two service stations. More extensive facilities can be found in the nearby retail park off Townsend Way where there are a number of High Street names including Marks & Spencer, Boots and Next amongst others. The historic and cultural spa town of Great Malvern is only about half a mile away. Here there is a full range of shops, a Waitrose supermarket, Lloyds Bank, Malvern Theatre and Cinema Complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. The property is within walking distance of Malvern Link railway station which has routes to London Paddington, Worcester, Birmingham, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant. For those who enjoy walking or outdoor activity, Malvern Link common is only a few minutes away on foot and the full range of the Malvern Hills is five minutes by car.

## Property Description

12 Lambourne Avenue is a very striking, detached 1930's house which offers extremely generous and versatile accommodation (extending to over 1700 square feet). It does require a little updating and refurbishment and offers scope for extension and further development.

On the ground floor an entrance porch and large hall lead to a cloakroom with WC, a sitting room, a dining room, kitchen/breakfast room, study and utility room. On the first floor a very spacious landing leads to four bedrooms, a bathroom (with bath, shower and WC) and to a separate shower room. Central heating is provided by way of a gas fired boiler and windows are double glazed. One of the great strengths of the property is to be found outside where there is a large landscaped garden and two driveways that provide extensive off road parking. One of these driveways leads to a recently erected double garage.

## Ground Floor

### Enclosed Entrance Porch 1.80m (5ft 10in) x 1.37m (4ft 5in)

Double glazed front door and window. Mat well, quarry tiled floor, coat hooks, glazed inner door to

### Hall

The central feature of the hall is a fine original staircase to the first floor. Radiator and understairs cupboard.

### Cloakroom

Close coupled WC, pedestal wash basin, radiator and double glazed window.

### Sitting Room 5.01m (16ft 2in) x 4.06m (13ft 1in) minimum

excluding the attractive double glazed bay window to front aspect. Radiator.

### Dining Room 4.03m (13ft) x 3.64m (11ft 9in) minimum

excluding double glazed bay window to side aspect. Radiator and pair of double glazed doors leading onto a covered terrace to the rear garden.

### Kitchen/Breakfast Room 5.21m (16ft 10in) x 2.71m (8ft 9in) minimum (10'10 maximum)





Floor and eye level cupboards with work surfaces and tiled surround. Single drainer stainless steel sink unit with mixer tap. Double glazed window and pair of double glazed doors overlooking and leading into rear garden. Door leading from hall. Door also to  
**Utility Room 2.71m (8ft 9in) x 1.06m (3ft 5in)**  
 Gas fired central heating boiler, work surface with plumbing and space below for washing machine. Fitted shelving and two double glazed windows.

**Study 4.11m (13ft 3in) x 3.10m (10ft)**

Radiator, double glazed window to front aspect and fitted book shelving.

**First Floor**

**Landing 4.85m (15ft 8in) x 3.15m (10ft 2in)**

Very impressive and spacious landing with double glazed window overlooking rear garden. Radiator and access to roof space.

**Bedroom 1 5.01m (16ft 2in) x 4.06m (13ft 1in)**

Radiator. Built-in airing cupboard with slatted shelving, battery light, hot water cylinder and immersion heater. Double glazed window to front aspect.

**Bedroom 2 3.72m (12ft) x 3.30m (10ft 8in) minimum**

excluding double glazed bay window to side aspect. Range of built in wardrobes with shelving. Radiator.

**Bedroom 3 4.21m (13ft 7in) x 3.72m (12ft) maximum**

into double glazed bay window to rear aspect. Radiator

**Shower Room 2.84m (9ft 2in) x 0.90m (2ft 11in)**

Large shower cubicle, heated towel and double glazed window to rear aspect.

**Bedroom 4 4.03m (13ft) x 3.10m (10ft)**

Radiator, double glazed window to side aspect.

**Bathroom 3.02m (9ft 9in) x 1.99m (6ft 5in)**

Panelled bath with shower over and glass shower screen. Heated towel rail/radiator, close coupled WC, pedestal wash basin and double glazed window to front aspect.

**Outside**

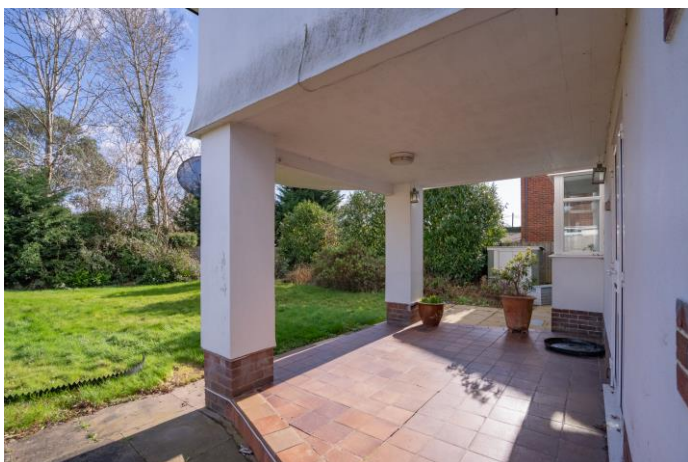
Double gates open onto a concrete driveway that provides off road parking for two vehicles. The front garden itself is mainly laid to lawn with gravel borders, mature shrubs enclosed by a recently planted laurel hedge and fencing. The gravelled pathway runs in front of the house and leads to the main tarmac driveway that provides off road parking for at least four vehicles and leads to a recently erected vault type

**Double Garage 6.51m (21ft) x 4.47m (14ft 5in)**

With two double glazed windows, automatic electrically operated up and over entrance door, light and power connected, roof storage and double glazed door leading into rear garden. On the outside of the garage are two external lights. A gated pathway to the side of the garage leads into the large rear garden which is mainly laid to lawns with shrub borders, trees, hedged and fenced boundaries. Within the curtilage are two garden sheds of timber construction. A door from the dining room leads to a raised covered terrace with quarry tiled flooring. At strategic points there is external lighting and an outside tap.

**Overage/Clawback Clause**

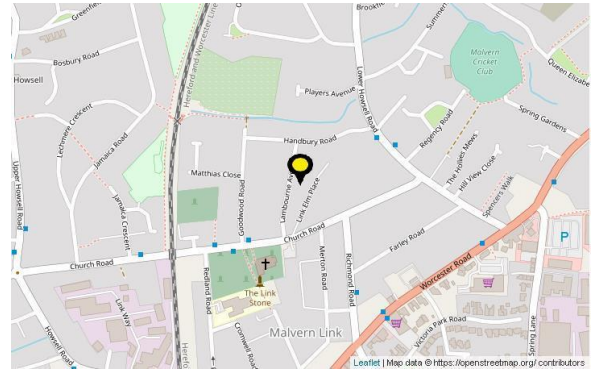
In the unlikely event of planning consent being granted for any residential development within the grounds of 12 Lambourne Avenue the vendors may reserve the right to retain an overage clause entitling them to a share of the uplift of the value of the land activated on the granting of planning permission. The selling agents will be happy to discuss this with buyers who may be thinking of making an offer.





## Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about a quarter of a mile at the first set of traffic lights at Link Top continue straight on bearing right downhill with the common on your right hand side. Carry on through the next set of lights passing both the railway and fire stations on your left hand side. Continue into the centre of Malvern Link where, at a crossroads with traffic lights, turn left into Richmond Road. Proceed to the end of this road and turn left. Take the first right turn into Lambourne Avenue where number 12 will be seen on the right hand side.



## 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 "E"

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 (E) 54.



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Total area measurements do not include garages or any outbuildings unless specified. - Copyright: Eborat Ltd  
Plan produced using Planica

12 Lambourne Avenue, Malvern



**Malvern Office**  
**01684 892809**

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

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