

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**IN NEED OF COMPLETE REFURBISHMENT BOTH INTERNALLY AND EXTERNALLY. A WONDERFULLY LOCATED THREE BEDROOMED BUNGALOW IN AN ELEVATED SETTING ON THE WESTERLY SLOPES OF THE MALVERN HILLS PROVIDING FINE VIEWS ACROSS THE HEREFORDSHIRE COUNTRYSIDE. ENERGY RATING "E"**

## Lower Road - Offers in Excess of £175,000

33 Lower Road, West Malvern. WR14 4BX





# 33 Lower Road

## Location & Description

The property enjoys a convenient location close to the centre of the well served cultural and historic Spa town to Great Malvern where there is a range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Educational needs are well catered for with an excellent choice of local schools at primary and secondary levels in both the private and state sectors. Transport communication are also good. There are two mainline railway stations within a three mile radius of both Great Malvern and Malvern Link. Junction 7 of the M5 motorway at Worcester is about eight miles distant and Junction 2 of the M50 near Ledbury is less than ten miles distant.

The house is only a short walk from the full expanse of the Malvern Hills and is situated in the popular location of West Malvern making this a perfect spot for walkers.

## Property Description

33 Lower Road is a detached bungalow situated on the westerly elevated slopes of the Malvern Hills.

It is approached over a driveway that allows parking for vehicles and a foregarden which is overgrown and needs to be cleared but the driveway gives access to a garage and useful cellarge. Steps lead up to the right hand side and gives access to the bungalow which is in need of complete refurbishment, both internally and externally. Buyers should be aware that we understand that there is asbestos present and there is work required to be done to some of the retaining walls, particularly to the left hand side of the property and all this has been considered in the price as well and the considerable refurbishment work that is required.

The current accommodation is accessed via an obscure glazed wooden door positioned to the right hand side of the bungalow which opens to

## Reception Hall

Two ceiling light points, floor mounted gas fired boiler, cupboard with hot water cylinder and doors to

## Sitting Room 4.90m (15ft 10in) x 3.13m (10ft 1in)

Enjoying a secondary glazed bay window to front and offering fine views across the Herefordshire countryside. Further windows to each side. Two ceiling light points. Gas fire set into a feature tiled fireplace with hearth and mantel. Radiator.

## Kitchen 2.01m (6ft 6in) x 3.13m (10ft 1in)

Fitted with a range of worktops inset into which is a stainless steel sink units with mixer tap and cupboard under. Secondary glazed window to rear, glazed window to side, next to an obscure glazed pedestrian door to outside. Space and connection point for electric cooker, useful shelved pantry. Skylight, ceiling light point and tiled splashbacks.





#### **Bedroom 1 4.03m (13ft) x 3.07m (9ft 11in)**

Also positioned to the front of the property with fine views through a secondary glazed window. Ceiling light point, radiator, fitted cupboards to one wall with shelving and hanging space.

#### **Bedroom 2 3.07m (9ft 11in) x 2.30m (7ft 5in)**

Double glazed window to front with views, ceiling light point and radiator.

#### **Bedroom 3 2.01m (6ft 6in) x 3.07m (9ft 11in)**

Secondary glazed window to rear, ceiling light point and radiator.

#### **Bathroom**

Fitted with a low level WC, wall mounted wash hand basin, panelled bath. Radiator, tiled splashbacks and ceiling light point.

#### **Outside**

To the rear a pedestrian path leads across the rear of the property and gives access to front. Steps leads up to the right through a sloped garden to a top tier that is laid to lawn and from where fine views can be enjoyed across rooftops to the undulating Herefordshire countryside. The garden is enclosed by a walled and hedge perimeter.

#### **Undercroft Garage 4.96m (16ft) x 3.15m (10ft 2in)**

Positioned below the bungalow and accessed via an up and over door from the driveway and having light and power. Pedestrian door to side. Entrance leads through to

#### **Cellarage 3.02m (9ft 9in) x 5.40m (17ft 5in)**

A useful space with light and power which could (subject to the relevant permissions being sought) and also to include the garage could be converted into additional accommodation to the main residence.

#### **AGENTS NOTE 1**

As previously stated in these details buyers should be aware that work may need to be carried out to the retaining walls in the garden, particularly to the left hand side of the property. This will be the responsibility of any buyer as it has been factored into the asking price.

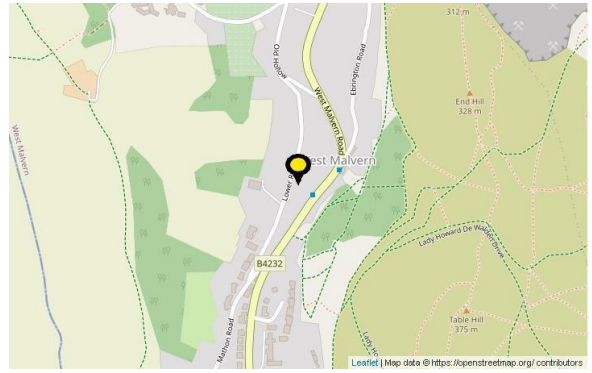
#### **AGENTS NOTE 2**

It should be noted that there appears to be the presence of asbestos in the garage and cellarage ceilings and perhaps also in other areas of the bungalow. Again this has been factored into the asking price and the property will be sold as seen.



### Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile take the first fork to the left into North Malvern Road towards West Malvern. Follow this route uphill for some distance and as you approach the left side of the hills you come to a sharp left hand bend. Follow the around continuing uphill for some distance before taking a right hand fork into Old Hollow. After 100 yards bear left into Lower Road and follow this route for a short distance after which the property can be found on the left hand side as indicated by the agent's 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 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 "D"

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 (46).

BASEMENT  
339 sq.ft. (31.5 sq.m.) approx.

GROUND FLOOR  
663 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA - 1001 sq.ft. (93.0 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 quality or efficiency can be given.  
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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.