

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A FANTASTICALLY POSITIONED THREE BEDROOMED DETACHED PROPERTY BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. SITUATED IN A QUIET AND POPULAR LOCATION AFFORDING FINE VIEWS TO THE MALVERN HILLS. ENERGY RATING "D" NO CHAIN

Whitborn Close – Guide Price £385,000

10 Whitborn Close, Malvern, WR14 2SP

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10 Whitborn Close

Location & Description

The property enjoys a convenient position only about fifteen minutes on foot from the centre of Barnards Green where there is a full range of amenities including shops and banks, the Co-operative supermarket and takeaways. There is a more comprehensive choice of facilities in the cultural and historic town of Great Malvern just over a mile away. Here there are more shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are excellent. Junction 7 of the M5 motorway at Worcester and Junction 1 of the M50 south of Upton upon Severn are both within striking distance and there is a mainline railway station in Great Malvern. The property is also close to The Chase Secondary School, Malvern College and Malvern St James Girls School.

Property Description

10 Whitborn Close is three bed roomed detached property situated in a highly convenient and much sought after residential area close to the amenities of Barnards Green.

The house has been meticulously well maintained over the years and benefits from double glazing and gas central heating, although there are some areas that are now in need of modernisation and cosmetic refurbishment.

The property is set back behind a lawned foregarden with mature planted beds, to the side of which is a paved pedestrian path giving access to the front door and also to the driveway that provides parking and gives access to a single garage.

The house was extended in 1984 and offers light and airy accommodation affording fine views from the front up to the Malvern Hills.

The accommodation in more detail comprises:

Entrance Porch

Double glazed UPVC patio door with double glazed window to side. Wall light point and obscure glazed wooden front door with matching side panel opening to

Entrance Hall

A welcoming space with open wooden balustraded staircase to first floor with useful understairs recess. Cloaks cupboard. Ceiling light point, radiator, thermostat control panel. Doors to sitting room and kitchen (described later) and door to

Cloakroom

Fitted with a low level WC, wall mounted wash hand basin, radiator and ceiling light point. Obscure double glazed window to front and tiled splashbacks.

Sitting Room 3.82m (12ft 4in) x 3.59m (11ft 7in)

Double glazed window to front affording glimpses of the Malvern Hills. Ceiling light point, coving to ceiling, radiator. Mock fireplace with brick hearth, ideal for an electric fire.

Kitchen 2.89m (9ft 4in) x 3.15m (10ft 2in)

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units incorporating display cabinets. Set under the double glazed window to rear is a one and a half bowl stainless steel sink unit with mixer tap and drainer. Bosch four ring gas **HOB** with Bosch single **OVEN** under. Tiled splashbacks, ceiling





light point, radiator. Door opening to living room (described later) and door to

Utility Room 2.04m (6ft 7in) x 2.40m (7ft 9in)

Additional worksurface space under which there is space and connection point for washing machine and further kitchen white goods. Double glazed window to rear, ceiling light point and radiator. Obscure glazed wooden door with secondary glazing giving pedestrian access to outside. Wall mounted Worcester boiler.

Living Room 5.71m (18ft 5in) x 3.18m (10ft 3in)

Extended in 1984 to create a versatile space positioned to the rear of the property and overlooking the rear garden through a double glazed patio door. Further double glazed window to side, two ceiling light points, two radiators.

First Floor

Landing

Double glazed window to side, ceiling light point, access to loft space, radiator. Airing cupboard housing the hot water cylinder with shelving over.

Bedroom 1 3.80m (12ft 3in) max x 3.38m (10ft 11in)

Double glazed window to front with good views to the Worcestershire Beacon and the Malvern Hills. Ceiling light point, radiator. Fitted bedroom furniture including wardrobes with hanging rails, shelf space and cupboards over, matching bedside tables and storage cupboards.

Bedroom 2 2.94m (9ft 6in) max x 2.76m (8ft 11in) to wardrobes

A further double bedroom positioned to the rear of the property with double glazed window overlooking the rear garden. Ceiling light point, radiator, fitted double wardrobe with hanging and shelf space and cupboard over.

Bedroom 3 3.80m (12ft 3in) x 1.99m (6ft 5in) min 9'7 max into wardrobe

Double glazed window to front with views to hills. Ceiling light point, radiator, useful overstairs storage cupboard. Bedroom furniture including a dressing table with drawers and wardrobe with hanging and shelf space.

Shower Room

Refitted with a close coupled WC, vanity wash hand basin with mixer tap and cupboards under. Matching drawer and cupboard set and corner shower enclosure with electric shower over. Tiled splashbacks, ceiling light point, wall mounted extractor fan. Radiator and obscure double glazed window to rear.

Outside

To the rear a paved patio area extends away from the property leading to a lawn with ornamental pond and planted shrubbery. There are herbaceous borders to three sides of the property with the garden being enclosed by a hedge and fence perimeter. Gated pedestrian access to front. The garden further benefits from an outside tap, **SHED** and light point.

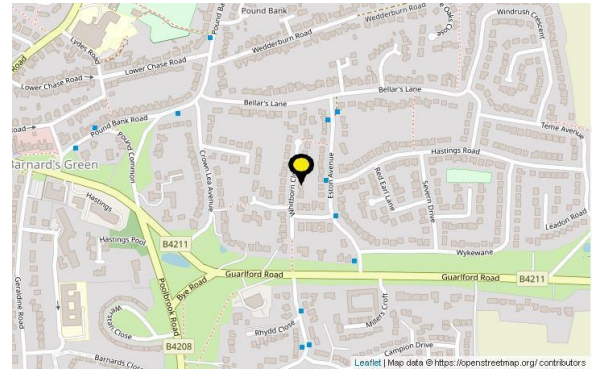
Garage

Up and over door to front. Light, power and housing the meters



Directions

From the centre of Great Malvern proceed down Church Street towards Barnards Green. Continue along Barnards Green Road to a major island taking the third exit to the left passing through the shopping centre and towards the Guarford Road. After passing the Bluebell Inn take the first turn to the left into Eston Avenue and over a cattle grid. Follow Eston Avenue for a short distance before taking the first turn to the left into Whitborn Close following the road around to the right after which the property can be found on the right hand side as indicated by the agent's for sale board.



Services

We have been advised that mains gas, electricity (smart meters) water (water meter) 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

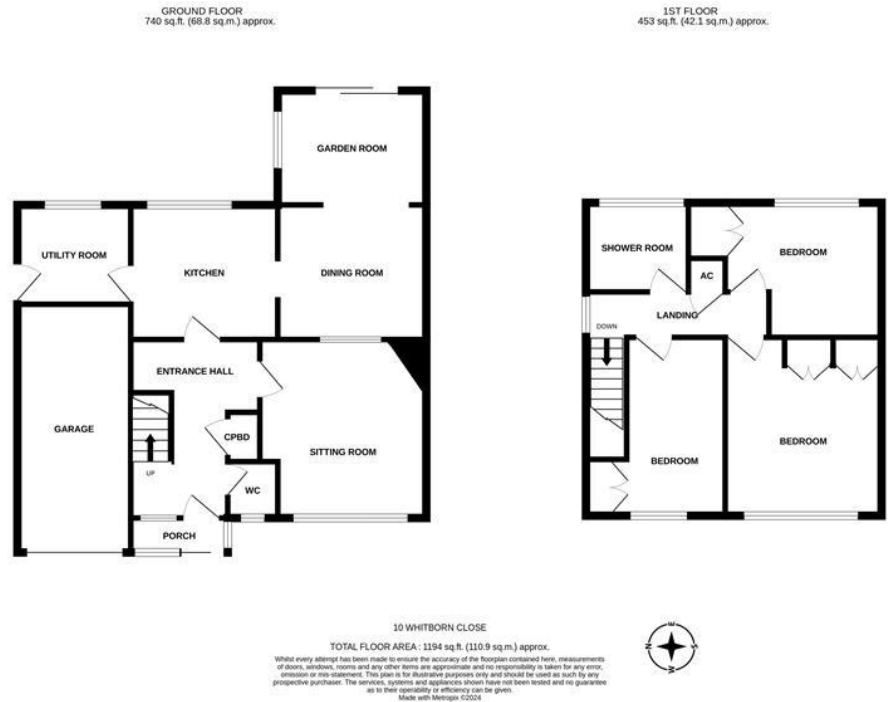
Council Tax

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 D (65).



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