

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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IN NEED OF COSMETIC REFURBISHMENT, A WONDERFULLY LOCATED DETACHED, THREE BEDROOMED BUNGALOW SITUATED ON A CORNER PLOT IN A QUIET CUL-DE-SAC IN A POPULAR RESIDENTIAL AREA. ENERGY RATING "F" NO CHAIN

Green Lane - Guide Price £350,000

39 Green Lane, Malvern, WR14 4HT



39 Green Lane

Location & Description

The property enjoys a lovely setting on the eastern slopes of the Malvern Hills. It lies within a conservation area approximately two miles south of the historic cultural spa town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex, the Splash leisure centre and Manor Park Sports Club.

The town has a deserved reputation for the quality and choice of its educational facilities. There are a number of highly regarded schools in both the state and private sectors at primary and secondary levels including the renowned Malvern College and Malvern St James Girls' School.

Transport communications are excellent. There is a mainline railway station in the centre of the town. Junction 7 of the M5 motorway at Worcester is about ten miles away and Junction 1 of the M50 south of Upton upon Severn is a similar distance. The larger cities of Worcester (ten miles), Hereford (twenty miles), Cheltenham and Gloucester (twenty five miles) are within commuting distance.

For those who enjoy the outdoor life Worcestershire Golf Club is less than half a mile away and the network of paths and bridleways that criss-cross the Malvern Hills are within walking distance. The Three Counties Showground is also only a few minutes away on foot and the banks of the River Severn which runs through the nearby historic town of Upton are easily accessible.

Property Description

39 Green Lane is a beautifully positioned detached bungalow situated in a quiet cul-de-sac location of similar properties. Its sits on a corner plot and from the front aspect affords fine views to the Malvern Hills. The bungalow is set back from the road behind a lawned foregarden with planted beds. A double width paved and gravel driveway allows parking for vehicles and gives access to the two garages. A paved pedestrian path leads to the front door that opens to the accommodation which is in need of cosmetic refurbishment but offers spacious rooms benefitting from double glazing and electric storage heating.

The property offers a wonderful opportunity for the discerning buyer to create a fabulous home.

The accommodation in more details comprises:

Entrance Porch

Double glazed window to side, ceiling light point, obscured double glazed UPVC door opening to

Reception Hall 2.63m (8ft 6in) x 2.71m (8ft 9in) max

A welcoming space enjoying a useful double storage cupboard. Ceiling light point, modern electric Heatstore panel heater. Access to part boarded loft space with pulldown ladder. Doors to

Siting Room 5.24m (16ft 11in) max x 6.30m (20ft 4in) max

L Shaped and enjoying two double glazed windows to front aspect affording views to the Malvern Hills and further double glazed window to rear overlooking the garden. Electric fire set into a





feature fire surround with marble effect back and hearth. Two electric storage heaters. Two ceiling light points and radiator.

Kitchen 2.42m (7ft 10in) x 3.23m (10ft 5in)

Fitted with a range of drawer and cupboard base units with rolled edged worktop over and matching wall units. Stainless steel sink unit with drainer set under a double glazed window to rear. Pantry cupboard with shelving and airing cupboard housing the hot water cylinder with shelving over. Ceiling light point. Space and connection point for washing machine and electric cooker point. Obscured double glazed pedestrian door giving access to the garden.

Bedroom 1 3.20m (10ft 4in) x 4.00m (12ft 11in)

A generous dual aspect double bedroom with double glazed windows with views to the Malvern Hills to front and further double glazed window to side. Ceiling light point, electric storage heater.

Bedroom 2 3.54m (11ft 5in) x 2.89m (9ft 4in)

Double glazed window to rear, ceiling light point, electric storage heater.

Bedroom 3 2.84m (9ft 2in) x 2.89m (9ft 4in)

Double glazed window to side, ceiling light point, electric storage heater.

Bathroom

Having been partially refitted with white low level WC, vanity wash hand basin with mixer tap and cupboard under. Walk-in shower enclosure with electric shower over and glass screen. Aquaboard splashbacks, obscure double glazed window to rear, ceiling light point. Tiled splashbacks and wall mounted electric heater.

Outside

Being a corner plot the garden wraps around the property to three sides. Immediately adjacent to the rear pedestrian door to kitchen is a paved patio area giving access to a paved path leading through a lawn to a wooden **SHED**. There are planted beds and this area is enclosed by a hedged and fenced perimeter. Continuing round to the north side of the house is a further lawned and planted garden which is accessed via a stone chipped path and gives fine views to the Malvern Hills with gated pedestrian access to front. The garden further benefits from a light point and there is a good amount of lawn and planted beds to the front which includes an area that has been used for garden waste. From the front aspect fine views are on offer to the Malvern Hills, this area is flanked to two sides by a hedged perimeter.

Garage 1 5.35m (17ft 3in) x 2.56m (8ft 3in)

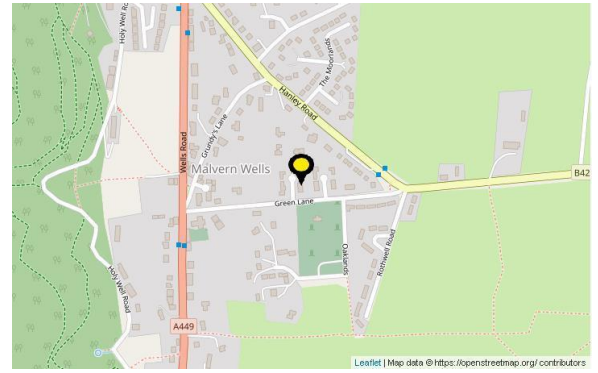
Attached to the right of the bungalow are two garage spaces, the first of which is accessed via double wrought iron doors opening to a convenient space which was probably once the carport. Ceiling light point and pedestrian door to garden.

Garage 2

Up and over door to front, window to rear.

Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury for approximately two miles, passing a turn to the left signed to The Hanley's and Three Counties Showground. Continue along Wells Road for a further 300 yards before turning left into Green Lane where the property can be found on the left as indicated by the agents For Sale board.



Services

We have been advised that mains 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

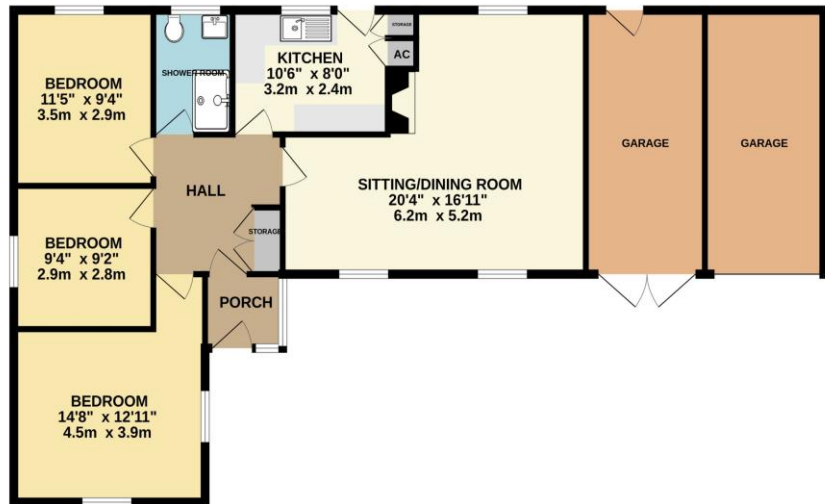
COUNCIL TAX BAND "D"

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 F (29).

GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.



TOTAL FLOOR AREA: 1132 sq.ft. (105.2 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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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.



Malvern Office
01684 892809

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