

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A RECENTLY DECORATED, ATTRACTIVE THREE BEDROOMED DETACHED BUNGALOW SITTING IN A LARGE PLOT IN AN ESTABLISHED AND HIGHLY REGARDED RESIDENTIAL AREA. GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, NEW CARPETS AND LARGE GARDEN WITH VIEWS OF THE MALVERN HILLS, OFF ROAD PARKING AND DETACHED GARAGE, NO ONWARD CHAIN. ENERGY RATING 'E'**

## Layton Avenue – Guide Price £365,000

25 Layton Avenue, Malvern, WR14 2ND





# 25 Layton Avenue

## Location & Description

Enjoying a convenient position almost equidistant from the bustling centres of Malvern Link and Barnards Green both of which offer a fine range of amenities including shops and banks, supermarkets, places to eat out, public houses and good transport facilities. The wider facilities of Great Malvern are just over a mile away. Here there are further shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

For those with educational needs the house is well placed for access to both Dyson Perrins secondary school in Malvern Link and The Chase high school in Barnards Green. There is an excellent choice of primary schools in the area.

Transport communications are well catered for. There are mainline railway stations in both Great Malvern and Malvern Link, each less than a mile away, and junction 7 of the M5 motorway at Worcester is about 8 miles. For those who enjoy the outdoor life or simply walking the dog, Malvern Link common is only a short walk away, open countryside is within a mile and the slopes of the Malvern Hills are just five minutes away by car.

## Property Description

The property itself is a traditional single storey detached bungalow dating back to the 1960's that has recently been decorated throughout and recarpeted. Entrance hall, sitting room, large kitchen diner, three bedrooms and bathroom. It sits in a large plot offering a fabulous, mature, private rear garden with views to the Malvern Hills and undoubtedly one of the great strengths of 25 Layton Avenue is to be found outside. There is a large conservatory that is the length of the kitchen and sitting room together. There is off road parking and a detached single garage.

It is set back from the road behind a walled, low maintenance foregarden with patio area and flower borders, with an iron pedestrian gate and a pathway to the front door.

The accommodation in more detail comprises:

### Entrance Hall

New carpet, two pendant light fittings, access to loft space, radiator, Worcester Bosch Comfort heating system control. Doors to kitchen, sitting room and

### Bedroom 1 4.18m (13ft 6in) x 2.48m (8ft)

New carpet, radiator, pendant light fitting, double glazed window to rear overlooking the large, private rear garden.

### Bedroom 2 2.94m (9ft 6in) x 2.94m (9ft 6in)

New carpet, double glazed window overlooking front garden. Pendant light fitting and radiator.

### Bedroom 3 2.37m (7ft 8in) x 2.04m (6ft 7in)

New carpet, double glazed window to front and pendant light fitting and radiator.





### **Bathroom**

P shaped bath with mixer tap over and shower connected. Obscure double glazed window to rear, partially panelled walls, extractor fan, vanity wash hand basin with mixer tap over and close coupled WC with tiled effect flooring, radiator and ceiling light fitting.

### **Kitchen Diner 4.78m (15ft 5in) x 3.10m (10ft)**

Double glazed window to front and rear. Two ceiling light fittings, tile effect flooring, radiator. Range of base and eye level units with wood effect worktop over, panelled splashbacks, built in Beko OVEN and electric HOB, extractor fan, ceramic sink and drainer with mixer tap. Space for table. Worcester Bosch combination boiler. Door to

### **Sitting Room 4.78m (15ft 5in) x 3.38m (10ft 11in)**

New carpet, dual aspect double glazed windows to front and rear. Two pendant light fitting, Feature fire surround with electric fire. Radiator.

### **Conservatory 6.43m (20ft 9in) x 3.46m (11ft 2in)**

A larger than average conservatory of brick and UPVC double glazing construction with pitched roof, tiled floor, view over the enclosed private rear garden. Wall light fittings, double glazed French doors to the garden. Zanussi fridge, Bosch dishwasher and Whirlpool washing machine (available by separate negotiation). Water and electricity points. Marble effect worktop.

### **Garage 4.34m (14ft) 1 x 2.82m (9ft 1in)**

Recently replaced roof. Up and over door.

### **Outside**

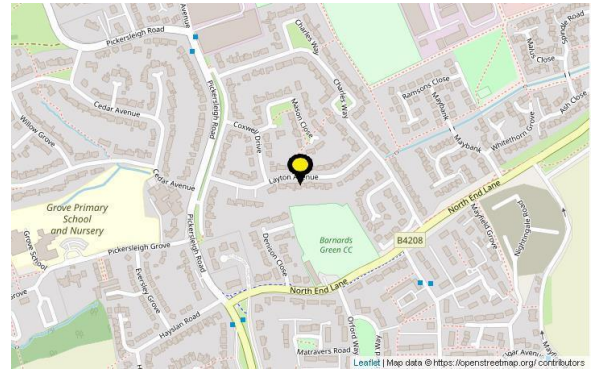
The rear garden is large, private and secure that is accessed from the side of the property or through the conservatory. mainly laid to lawn with mature shrub borders and trees. View to the Malvern Hills. South and west facing aspects. Garden SHED and strategically placed external power sockets.





### Directions

From the agent's office in Great Malvern proceed down Church Street to the traffic lights. Continue straight on down towards Barnards Green taking the fifth turning on the left into Madresfield Road. Follow this route downhill for about a quarter of a mile to a small traffic island. Bear left into Pickersleigh Road and past a filling station on your left. Carry on through the next set of traffic lights and after approximately 200 yards take the first right turn. Immediately bear left (you are running parallel to Pickersleigh Road). After a few yards take the next right turn into Layton Avenue and the property will then be seen after a short distance 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

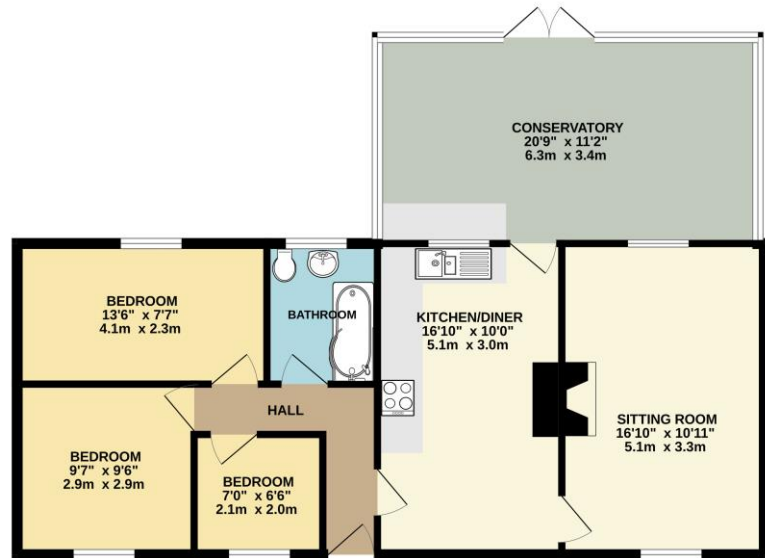
COUNCIL TAX BAND "D"

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 (51).

GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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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### 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.

