

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**SITUATED IN A QUIET CUL-DE-SAC LOCATION A THREE BEDROOMED DETACHED BUNGALOW WITH WRAP AROUND GARDEN AND BENEFITING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, CARPORT AND GARAGE. ENERGY RATING "C" NO CHAIN**

## Whitborn End - Guide Price £325,000

6 Whitborn End, Malvern, WR14 2XB



## 6 Whitborn End

### Location & Description

Situated on a popular and much sought after development within easy access to good local amenities in Barnards Green where there are a wide range of shops, take aways, Co-op supermarket and bus services. The wider facilities of Great Malvern are just over a mile away and here there are banks, post office, shops, restaurants and the Waitrose supermarket. Malvern as well as being famous for its range of hills is also renowned for its theatre complex with concert hall and cinema. The town also boasts many recreational and sporting facilities having the Splash Leisure Centre and Manor Park Sports Club. On the town boundary at Malvern Link there is the retail park with Marks & Spencer, Boots, Next, Morrison's supermarket and many other well known stores.

Transport communications are well catered for with Great Malvern main line railway station in Avenue Road providing connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 8 miles distant and brings the Midlands and many other parts of the country into convenient travelling time.

### Property Description

6 Whitborn End is a wonderfully positioned three bedroomed detached bungalow situated in a quiet cul-de-sac location. The property is initially approached over a driveway which is owned by the Malvern Hills council giving access to a carport and garage.

Internally the property offers spacious rooms benefitting from gas central heating and double glazing. A number of the rooms have been refurbished including a newly fitted kitchen but there are a couple that are in need of redecoration.

The main door is positioned to the side of the property under the covered carport from where the obscure UPVC double glazed door opens to

### Kitchen 3.54m (11ft 5in) x 3.90m (12ft 7in)

Recently refitted and offering a range of drawer and cupboard base units with chrome handles and worktop over with matching wall units. Stainless steel sink unit with mixer tap and drainer set under a double glazed window to front. Integrated four ring electric **HOB** with stainless steel extractor over and electric **OVEN** under, space and connection point undercounter for dishwasher and free standing fridge freezer. Wall mounted Worcester Greenstar Ri boiler. Tiled splashbacks, coving to ceiling, ceiling light point and radiator. Useful built in storage cupboards with shelving. Wood effect flooring flows throughout this area and through a multi-glazed door into

### Inner Hallway 2.01m (6ft 6in) min x 4.23m (13ft 8in)

A welcoming space at the hub of the house and from where all principal rooms are accessed. Access to loft space. Ceiling light point, wall mounted thermostat control point, useful built-in storage cupboard, airing cupboard housing the hot water cylinder with shelved cupboard over. Radiator.





**Living Room 6.14m (19ft 10in) x 3.85m (12ft 5in) max**

A dual aspect room with double glazed window to side and double glazed double doors overlooking and opening to the rear garden. Two ceiling light points, coving to ceiling, radiator. Wood effect flooring.

**Bedroom 1 3.97m (12ft 10in) min x 3.75m (12ft 1in)**

Double glazed window to rear, ceiling light point, coving to ceiling, radiator.

**Bedroom 2 4.18m (13ft 6in) min x 3.07m (9ft 11in)**

Positioned to the rear of the property with double glazed window. Radiator and ceiling light point. Fitted wardrobes incorporating hanging and shelf space.

**Bedroom 3 2.45m (7ft 11in) max x 3.49m (11ft 3in)**

Double glazed window to front, ceiling light point, radiator.

**Bathroom**

Fitted with a white low level WC, pedestal wash and basin with mixer tap, panelled bath with mixer tap, shower enclosure with electric shower over. Tiled splashbacks, two obscure glazed windows, ceiling light point, wall mounted extractor fan. Light with shaver point over sink. Radiator and tiled splashbacks.

**Outside**

To the rear is a paved patio area where a path passes a lawn with shrub beds and gives access to a pedestrian door to garage. A further paved pedestrian path leads from the patio and past the lawn to the side of the property where there is gated pedestrian access to front. The garden is enclosed by a fenced and hedged perimeter.

**Carport 6.17m (19ft 11in) x 2.53m (8ft 2in) 6' min due to steps to main door**

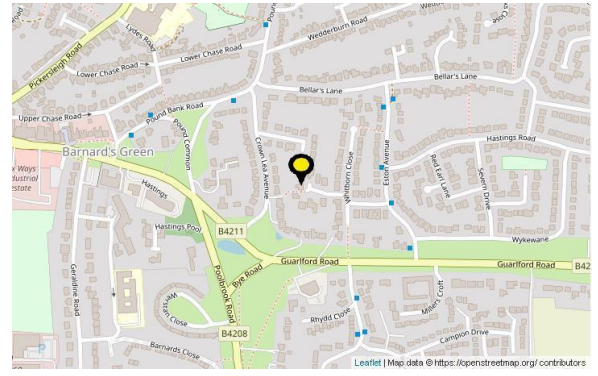
Accessed from the council owned driveway and giving access to

**Garage 6.04m (19ft 6in) x 2.63m (8ft 6in)**

Up and over door to front, light and power, double glazed window to rear and pedestrian door to garden. Fitted cupboards and drawers. Space and connection point for washing machine.

## 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. At the junction turn right then first left into Whitborn End. The property can be found after a short distance on the left as indicated by the agents For Sale board.



## 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

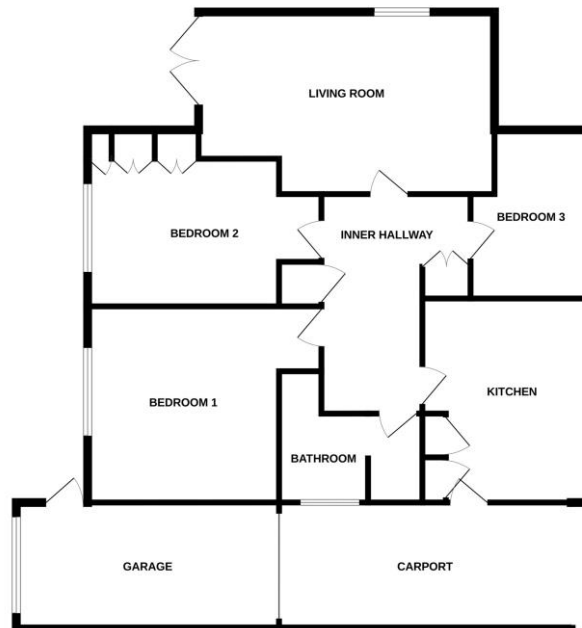
COUNCIL TAX BAND "D"

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 C (69).

GROUND FLOOR  
1321 sq.ft. (122.7 sq.m.) approx.



TOTAL FLOOR AREA: 1321 sq.ft. (122.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, walls, doors 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.



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

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

