

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL POSITIONED TWO BEDROOMED PERIOD TERRACED HOUSE SITUATED WITHIN THIS CONVENIENT LOCATION BENEFITTING FROM GAS CENTRAL HEATING, OFF ROAD PARKING AND GARDEN. NO CHAIN. EPC RATING "D"**

## Madresfield Road - Guide Price £200,000

123 Madresfield Road, , MalvernWorcestershire, WR14 2NP





# 123 Madresfield Road

## Location & Description

This is an ideal opportunity to purchase an attractive traditional terraced house in a very convenient location within easy reach of Barnards Green shopping centre with its excellent range of amenities. The town centre of Great Malvern is less than a mile away and offers a further range of amenities including shops, banks, building societies, Post Office and the Waitrose supermarket.

Great Malvern is renowned for its tourist attractions to include the theatre complex with concert hall and cinema. There are many sporting facilities available to include the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club at Malvern Wells.

Transport communications are excellent with two mainline Railway Stations at Malvern with connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 8 miles distant.

Educational facilities offer both primary and secondary schooling within the area as well as private schools to include the famous Malvern College and Malvern St James.

## Property Description

123 Madresfield Road is a period two bedroomed terraced house situated within this highly convenient location.

The property is set back from the road behind a gravelled foregarden with brick wall where the entrance to the pedestrian path is gained through two brick pillars. The pedestrian path leads to the wooden front door with obscured glazed fanlight and opens to the living accommodation benefitting from gas central heating and comprising in more detail of:

### Living Room 7.16m (23ft 1in) x 3.87m (12ft 6in)

A generous and open space enjoying a dual aspect glazed bow window to front and further double glazed window to rear. An open wooden balustraded staircase rises to first floor with useful understairs recess. Fitted display cabinet with glazed double doors with further cupboard under. Feature fireplace with hearth and tiled back. Two ceiling light points, two radiators, wood effect laminate flooring flows throughout this area and through a doorway into

### Kitchen 4.59m (14ft 10in) x 2.14m (6ft 11in)

Fitted with a range of cream fronted Shaker style drawer and cupboard base units with chrome handles and rolled edged worktop over. Matching wall unit. Integrated four ring stainless steel gas **HOB** with extractor over and single **OVEN** under. Wall mounted Worcester boiler. Stainless steel one and a half bowl sink unit with mixer tap and drainer. Double glazed window to side. Obscure glazed wooden front door gives pedestrian access to side. Space for full height fridge/freezer and undercounter space and connection point for washing machine.





### **First Floor Landing**

Ceiling light point, loft access point, storage cupboard. Doors opening through to

### **Bedroom 1 3.30m (10ft 8in) x 3.87m (12ft 6in)**

Positioned to the front of the property and being a double bedroom with double glazed window. Ceiling light point and feature period fireplace. Radiator.

### **Bedroom 2 3.69m (11ft 11in) x 2.11m (6ft 10in)**

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

### **Bathroom**

Fitted with a white suite consisting of a low level WC, pedestal wash hand basin and panelled bath with mixer tap and thermostatic controlled shower over. Ceiling light point, walls and floors finished in tiling. Double glazed obscured window to rear and wall mounted heated towel rail.

### **Outside**

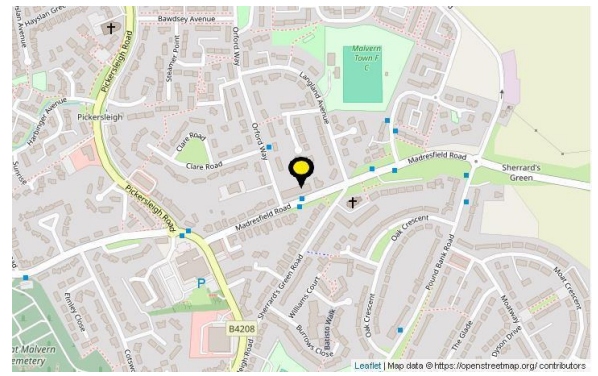
Directly to the rear of the property is a small courtyard laid to paving with pedestrian gate leading to the rear shared driveway. Directly across from this is a gravelled parking area which is for the sole use of 123 Madresfield Road. From here a pedestrian gate set under a wooden arbour leads to the lawned garden enclosed by a fenced and hedged perimeter. Shrubs beds and to the bottom is a further gravelled seating area with mature specimen tree. The garden further benefits from an outside water tap and light point, both to the rear of the house. The vehicular access to the rear shared driveway is gained from either Madresfield Road or Orford Way.





## Directions

From the Agents office in Great Malvern proceed down Church Street and continue over the traffic lights. Take the fifth turning left into Madresfield Road and continue to the traffic island and turn right into Pickersleigh Road and then immediately left into Madresfield Road. The property will be seen on the left hand side after a short distance as indicated by the agents 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 "B"

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 (61).



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

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

### 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.

