

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A CONVENIENTLY LOCATED PERIOD THREE BEDROOMED SEMI DETACHED PROPERTY OFFERING A BEAUTIFUL, LARGER THAN AVERAGE ENCLOSED GARDEN, WITHIN WALKING DISTANCE OF MALVERN LINK RAILWAY STATION AND LOCAL AMENITIES. MODERNISATION IS REQUIRED. VIEWS TO THE MALVERN HILLS FROM THE GARDEN. ENERGY RATING 'F'**

## Church Road - Guide Price £245,000

30 Church Road, Malvern, WR14 1LT

3 2 1





# 30 Church Road

## Location & Description

The property enjoys a convenient location on Church Road in an established and popular residential neighbourhood. It is within walking distance of the bustling and well served centre of Malvern Link where there is a comprehensive range of amenities including shops of every description, a bank, two supermarkets, pubs and takeaways. The excellent facilities of the cultural and historic town of Great Malvern are less than a mile distant. Here there is an even wider selection of shops and banks, Waitrose supermarket and the renowned theatre and cinema complex. Malvern's main retail park is a similar distance. Here there are many familiar high street names including a Morrisons superstore, Marks & Spencer, Next, Boots, Cafe Nero and others.

Transport communications are good. There is a mainline railway station only just over ten minutes away on foot as well as regular bus services and Junction 7 of the M5 motorway near Worcester which is approximately eight miles. The property is also well placed for local schools at primary and secondary levels in both the state and private sectors. For those who enjoy the outdoor life Malvern Link common is a short walk away and the full range of the Malvern Hills is less than five minutes by car.

## Property Description

30 Church Road is lovely period semi detached, three bed roomed house situated in a highly convenient location within walking distance to Malvern Link railway station and local amenities. It has electric storage heating throughout but there is gas connected to the property. It boasts a larger than average rear garden with views to the Malvern Hills. The house is set back from the road behind a walled fore garden with wrought iron gate. A pedestrian path leads through the low maintenance fore garden which is laid to patio and a mature shrub border. There is side access to the garden. The property is set over two floors with downstairs bathroom and two reception rooms.

The accommodation in more detail comprises:

### Entrance Hall

Original Victorian tessellated tiled floor, pendant light fitting. Stairs to first floor. Doors to dining room and to

### Sitting Room 3.61m (11ft 8in) x 3.56m (11ft 6in)

Carpet, pendant light fitting, double glazed window to front overlooking the fore garden, electric storage heater, gas fire and tiled hearth. Alcove with storage unit housing meters and electrical sockets.

### Dining Room 3.90m (12ft 7in) x 3.75m (12ft 1in)

Carpet, double glazed window to rear, gas fire with tiled hearth, light fitting and electric storage heater. Door to





### **Kitchen 3.82m (12ft 4in) x 2.35m (7ft 7in)**

Vinyl flooring (we have been advised that there are quarry tiles under this vinyl). Double glazed window to side looking onto the garden. Range of base and eye level units with worktops over, stainless steel sink with mixer tap and drainer, pendant light fitting, gas meter housed in cupboard, space for fridge freezer and gas cooker. Partially tiled walls. Pantry under stairwell and two further storage cupboards, sliding door leading to

### **Rear Hall**

Back door providing access to the garden, vinyl flooring, ceiling light fitting, storage cupboards and door to



### **Bathroom**

Vinyl flooring, low level WC, pedestal wash hand basin, obscure double glazed window to side and partially tiled walls. Shower cubicle with Mira electric shower over. Storage cupboard housing an Ariston hot water cylinder. First Floor

### **Landing**

Carpet, access to loft space, pendant light fitting and built in storage unit. Door to



### **Bedroom 1 4.75m (15ft 4in) x 3.59m (11ft 7in)**

Carpet, double glazed window to front and electric storage heater.

### **Bedroom 2 3.92m (12ft 8in) x 2.92m (9ft 5in)**

Carpet, double glazed window overlooking the garden and pendant light fitting.

### **Bedroom 3 2.89m (9ft 4in) x 2.35m (7ft 7in)**

Carpet, pendant light fitting and glazed window to side.

### **Outside**

The rear garden is access via a side passageway or the back door of the house. Beautifully maintained and mainly laid to lawn. Shrub and flower borders and a vegetable patch. Patio areas from where there are fine views to the Malvern Hills. Hardstanding space for shed.



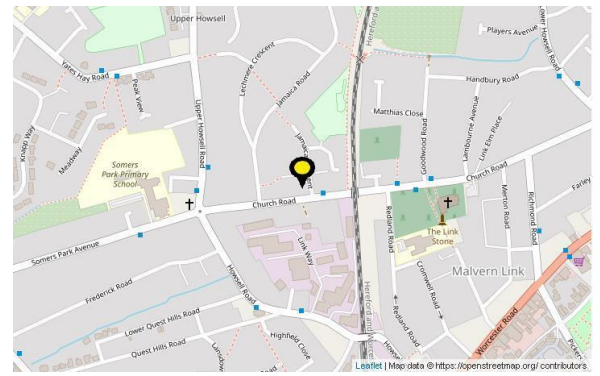
### **Agents Note**

There is no gas central heating system in the house but gas is connected to the property.



## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After a quarter of a mile pass straight through a set of traffic lights at Link Top and continue downhill with the common on your right hand side. Go through another set of traffic lights, passing the railway and fire stations on your left. Just after this, at the bottom of the common turn left into Howsell Road. Continue to a small roundabout and turn right. The property will then be found on the right 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 '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 F (23).

GROUND FLOOR  
934 sq ft, (86.8 sq m) approx.



1ST FLOOR  
430 sq ft, (40.0 sq m) approx.



TOTAL FLOOR AREA: 964 sq ft, (89.6 sq m) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
Made with Metreplan (2020) 10/20/20

### 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.



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