

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A REFURBISHED AND BEAUTIFULLY PRESENTED EXTENDED TWO BEDROOMED DETACHED BUNGALOW SITUATED IN A CONVENIENT LOCATION AND BENEFITTING FROM OFF ROAD PARKING, OUTSIDE WORKSHOP/STORE STORE, GAS CENTRAL HEATING AND DOUBLE GLAZING. ENERGY RATING "D" NO CHAIN

Lydes Road – Guide Price £340,000

30 Lydes Road, Barnards Green, Malvern, WR14 2BY



30 Lydes Road

Location & Description

The property enjoys a really convenient position less than five minutes walk from the centre of Barnards Green, a thriving very popular and well served neighbourhood with a comprehensive range of amenities including a Co-op supermarket, several shops and takeaways. The wider facilities of the cultural spa town of Great Malvern are less than half a mile away. Here there are more shops, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Educational needs are well catered for. The property is virtually next door to Great Malvern Primary School and the Chase secondary is also within walking distance. Several other schools at both primary and secondary levels and in the state and private systems are all within a two mile radius. Transport communications are excellent. Junction 7 of the M5 motorway at Worcester is about nine miles and Junction 1 of the M50 south of Upton upon Severn is a similar distance. Great Malvern railway station is about ten minutes away on foot. This provides direct links to London, Birmingham and The Midlands, Hereford and South Wales.

Property Description

Originally constructed in the 1920's, 30 Lydes Road is a beautifully presented and refurbished, single storey detached bungalow. The property has undergone a programme of refurbishment by the current owner and offers light, airy accommodation. It is approached via a driveway which is owned by the property, two other houses have a right of access across it, arriving at double aluminium vehicles gates that open to a private parking area where there is ample parking for vehicles. The property is set back behind a deep lawned foregarden with planted shrub beds and enclosed by a hedged and fenced perimeter. A paved pedestrian path leads past the outside store/workshop (originally the garage) dividing the lawn in two, whilst to the right hand side is an ornamental pond. The path eventually arrives at the composite, double glazed front door with light points to either side and opening to the accommodation that benefits from gas central heating and double glazing.

The extended living accommodation comprises in more detail:

Entrance Hall 1.86m (6ft) x 1.42m (4ft 7in)

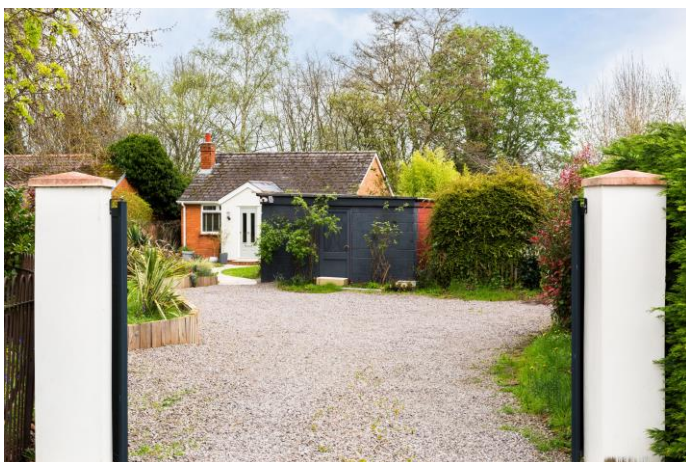
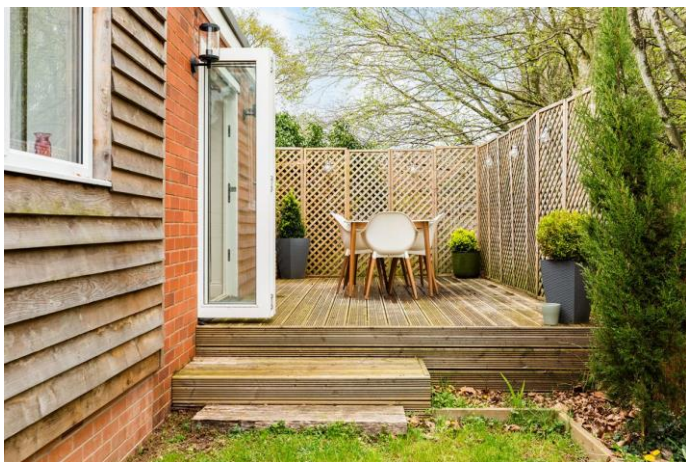
Double glazed window to side, Victorian style radiator, ceiling light point. E

Oak engineered wood flooring flows throughout this area and into

Sitting Room 4.00m (12ft 11in) x 3.54m (11ft 5in)

Double glazed window to front aspect give glimpses of the Malvern Hills. Ceiling light point, modern style radiator. Open fireplace with brick hearth and back. Solid Oak flooring. A glazed oak veneered door opens to





Inner Hall

Inset LED downlighters, continued solid oak flooring. Oak veneered doors to bedrooms and bathroom and door opening to

Dining Kitchen 6.35m (20ft 6in) x 3.49m (11ft 3in)

Positioned to the rear of the property and having double glazed bi-fold doors opening to a decked terrace. The kitchen has been refitted with lovely shaker style drawer and cupboard base units with quartz worktop over, sunk into which is a one and a half bowl sink with mixer tap. Range of integrated appliances including an **INDUCTION HOB** with stainless steel extractor over, **OVEN** with **MICROWAVE** over. **DISHWASHER** and **WASHING MACHINE**. Double glazed window to side. A breakfast bar return has further cupboard space under and two ceiling light points over. Solid oak effect flooring, Victorian style vertical radiator. Inset LED spotlights, access to loft space and space for American style fridge freezer in a unit with cupboards over. Wall mounted Worcester Bosch central heating boiler (replaced recently) installed in a cupboard.

Bedroom 1 3.82m (12ft 4in) x 3.25m (10ft 6in) max

Double glazed window to rear, ceiling light point, wall mounted vertical radiator.

Bedroom 2 2.92m (9ft 5in) x 3.54m (11ft 5in)

A further double bedroom with double glazed window giving glimpses of the Malvern Hills. Ceiling light point and radiator.

Bathroom

Refitted and offering a white low level WC, vanity wash hand basin with mixer tap and drawer under, roll edged bath with mixer tap and separate shower enclosure with thermostatically controlled rainfall and hand held shower over. Inset LED downlighters, light shoot provides natural light into this area. Wall mounted extractor fan and tiled walls and floors.

Outside

To the rear of the property a raised decked terrace is accessed via bifold doors from the kitchen and makes for a wonderful seating area, enclosed by fencing to two sides. Steps lead down to a lawn which continues to the right hand side of the bungalow, an area that is mainly laid to gravel with a stepping stone path leading past raised beds and wooden **SUMMER HOUSE** with double doors. To the side of the property there is also a raised decked area with wooden Gazebo and giving access to the front garden (described earlier). The garden further benefits from an outside tap and is enclosed by a hedged and fence perimeter.

Workshop/Store 4.03m (13ft) x 2.48m (8ft)

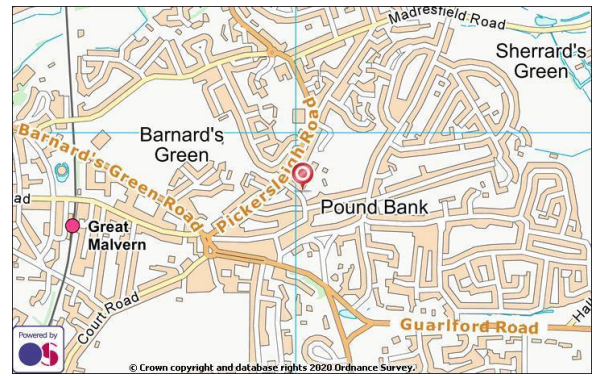
Originally the garage, double wooden doors to front, pedestrian door to side and glazed window. A versatile space ideal for storage but could be more subject to the relevant permissions being sought.

Agents Note

It should be noted that number 30 Lydes Road owns the driveway leading down from the Council owned highway and there are tow properties that have a right of access over it.

Directions

From Great Malvern proceed down Church Street into Barnards Green Road. Carry on past Malvern St James Girls School and Sports Centre to a major island in Barnards Green itself. Take the second turn to the left into Upper Chase Road following this route to the very bottom where it bears sharply left. At the next junction continue straight over (across Lower Chase Road) into Lydes Road which faces you. The driveway belonging to number 30 (and serving neighbouring properties) is on the right hand side almost immediately and just before the entrance to Great Malvern Primary School.



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 infer 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 formerly 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 "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (59).

GROUND FLOOR



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 errors or omissions. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency on the day.
Made with Metreplan 12025

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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