

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A METICULOUSLY PRESENTED, LIGHT AND AIRY, TWO BEDROOMED DETACHED BUNGALOW IN TURN KEY CONDITION HAVING UNDERGONE AN INTENSIVE LIST OF INTERIOR EXTERIOR UPGRADES. SITTING IN A SECLUDED POSITION IN A QUIET CUL-DE-SAC WITHIN WALKING DISTANCE TO LOCAL AMENITIES. ENCLOSED REAR GARDEN, OFF ROAD PARKING, GARAGE, DOUBLE GLAZING AND GAS CENTRAL HEATING. NO CHAIN. ENERGY RATING 'D'**

## Brookfield - Guide Price £350,000

8 Brookfield, Malvern, WR14 1DW



# 8 Brookfield

## Location & Description

The property enjoys a convenient location close to the centre of the busy well served neighbourhood of Malvern Link where there is a comprehensive range of amenities including shops, a bank, two service stations, a Co-op and Lidl supermarkets and several takeaways. Malvern's main retail park where there are several familiar High Street names including Marks & Spencer, Morrisons, Next and Boots is less than quarter of a mile distant. The larger town of Great Malvern which has an even wider choice of facilities including Waitrose supermarket, several banks and the renowned theatre and cinema complex is less than a mile away.

The area is well served by some excellent schools at both primary and secondary levels and there is also a good transport network including Junction 7 of the M5 motorway at Worcester which is about eight miles distant and Malvern Link Railway station which is only about ten minutes walk on foot. Open countryside and Malvern Link common are both close at hand.

## Property Description

8 Brookfield is an attractive two bedroomed detached bungalow, well located in a highly sought after area in a quiet cul-de-sac location. The property has recently undergone an extensive programme of improvements, inside and out with the current owners attending to every details to present a turn key condition property. The house and garage have been completely rewired and a newly laid concrete floors and new carpets throughout. New facias and soffit cappings, new skirtings, window sills and doors.

The property is set back from the road behind a well maintained lawned foregarden, there is off road parking to the side of the property with a path leading to the garage. A paved pathway leads to the side of the property through a picket fence that gives access to the garden and sliding porch door. which opens to

## Entrance Hall

Accessed through the sliding porch door and a glazed wooden door. New carpet, pendant light fitting, radiator, two storage cupboard, one housing the Worcester Bosch combination gas boiler. Doors to sitting room, kitchen, bathroom and bedrooms, access to part boarded loft space with new drop down ladder. Bosch thermostat.

## Sitting Room

New carpet, new gas fire with surround and hearth, pendant light fitting, radiator, large double glazed window overlooking the garden and a large vertical window to side providing views to the Malvern Hills and door to

## Dining Room

Double glazed window to rear, overlooking garden, radiator, new carpet and pendant light fitting. Open to

## Kitchen

New laminate flooring, radiator, range of base and eye level units with worktop over, built-in **OVEN** and **GRILL**, electric **HOB**, extractor fan, one and a half bowl stainless steel sink with mixer tap, double glazed window to side and a glazed side door giving access to the side hall. Separate worktop and units with built in **FRIDGE/FREEZER**, space for washing machine, strip lighting and partially tiled walls.





### Side Hall

Giving access to the front and rear of the property. Storage room.

### Bedroom 1

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

### Bedroom 2

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

### Bathroom

Vinyl flooring, low level WC, vanity wash hand basin with cupboard below. Opaque double glazed window to side, radiator, ceiling light fitting, partially tiled walls, tiled shower cubicle with thermostatically controlled shower over.

### Outside

The garden is accessed through a new picket fence to the side of the property and side hall. A lovely private and enclosed landscaped rear garden, mainly laid to lawn with newly installed bark border with beautiful mature shrubs and flowers. Private patio area. A secluded and peaceful setting. As the garden is to three sides, sunshine can be enjoyed all day.

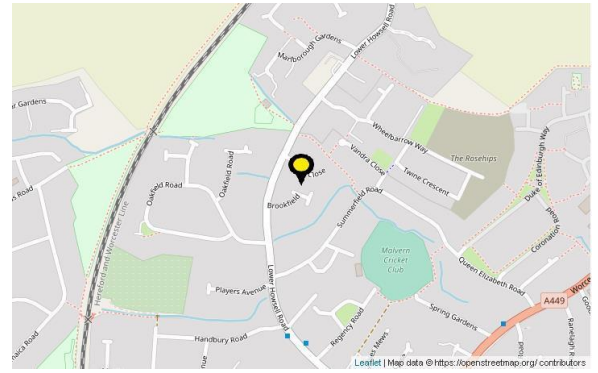
### Garage

Recently applied new floor screed. Up and over door, power and lighting, glazed window to side. Electric meters and main switch.



## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road. Continue for approximately 1.6 miles and at the traffic light controlled junction just before the Texaco garage turn left into Lower Howsell Road. Proceed for a further 0.3 miles and turn right into Brookfield where the property will be found at the head of the cul-de-sac 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

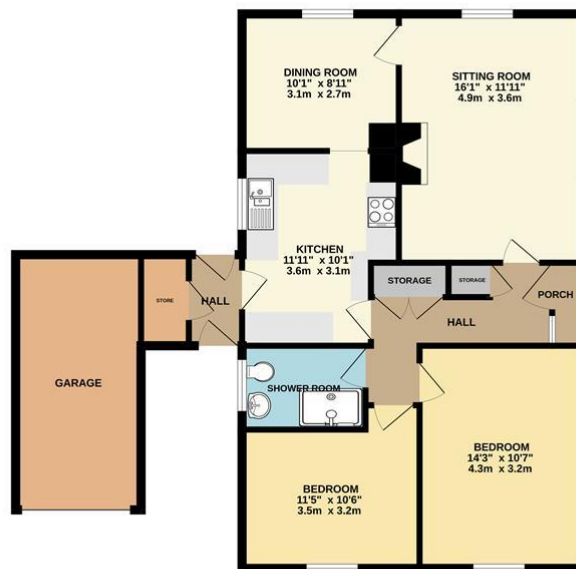
COUNCIL TAX BAND 'D'

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 D (66).

GROUND FLOOR  
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA - 941 sq.ft. (87.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is to be given for efficiency or performance.  
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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.

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