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THE PROPERTY PROFESSIONALS

EST. 1981



A TWO BEDROOMED MID-TERRACE HOUSE SITUATED IN A POPULAR AND MUCH SOUGHT AFTER AREA WITHIN WALKING DISTANCE OF LOCAL AMENITIES, AFFORDING FINE VIEWS TO NORTH HILL FROM THE FRONT OF THE HOUSE. THE ACCOMMODATION IS WELL PRESENTED AND BENEFITS FROM DOUBLE GLAZING, GAS CENTRAL HEATING AND PERIOD FEATURES. ENERGY RATING 'D'

Hospital Bank - Guide Price £235,000

5 Hospital Bank, Malvern, WR14 1PQ



5 Hospital Bank

Location & Description

The house is located in one of Malvern's sought after areas. Hospital Bank is close to all amenities to include local shops in Newtown Road and a wider range of amenities in Great Malvern and Malvern Link. Both these centres are approximately half a mile from the property.

Malvern is renowned for its tourist attractions to include the famous Malvern Hills and 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 in Malvern Wells.

Transport communications are excellent with two mainline railway station in Malvern, one of which is within walking distance and has connections to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant.

Educational facilities are well catered for at both primary and secondary levels in both the state and private sectors. A number of these schools are within walking distance of the property.

Property Description

5 Hospital Bank is a period, two bed roomed terrace residence situated in a quiet residential area in a highly convenient location. It offers spacious and versatile accommodation with fine views to North Hill. It is raised and set back from the road with steps leading to a pedestrian pathway, the fore garden is walled and accessed through a wrought iron gate and leads to a UPVC front door that gives access to the house.

Entrance Hall

Carpet, radiator, spotlights, downstairs storage cupboard. Wall cupboard housing meters and fuseboard (replaced in 2018). Door to

Kitchen 2.89m (9ft 4in) x 2.84m (9ft 2in) max

Tiled floor, range of base and eye level units with wooden worktop over, space for fridge freezer, built in OVEN and electric HOB, extractor fan, space for washing machine. Stainless steel with drainer and mixer tap. Tiled splashbacks, radiator, spotlights and door to

Rear Porch

Obscure double glazed windows to rear, carpet and obscure double glazed UPVC door giving access to the rear of the house.

Dining Room 4.31m (13ft 11in) x 3.35m (10ft 10in)

Carpet, double glazed window to front overlooking the lawned fore garden and with views to North Hill. Ceiling light fitting, light point and radiator.

Sitting Room 4.34m (14ft) x 3.66m (11ft 10in)

Laminate flooring, double glazed window to front, alcove fireplace with tiled hearth and stove.





First Floor

Landing

Carpet, access to loft space. Double glazed window with view to hills, pendant light fitting and door to

Bedroom 1 4.37m (14ft 1in) x 3.41m (11ft)

Carpet, pendant light fitting, radiator, double glazed window with views to North Hill. Feature fireplace.

Bedroom 2 4.37m (14ft 1in) x 3.38m (10ft 11in)

Carpet, radiator, pendant light fitting, double glazed window to front with view to North Hill, feature fireplace.

Large Bathroom

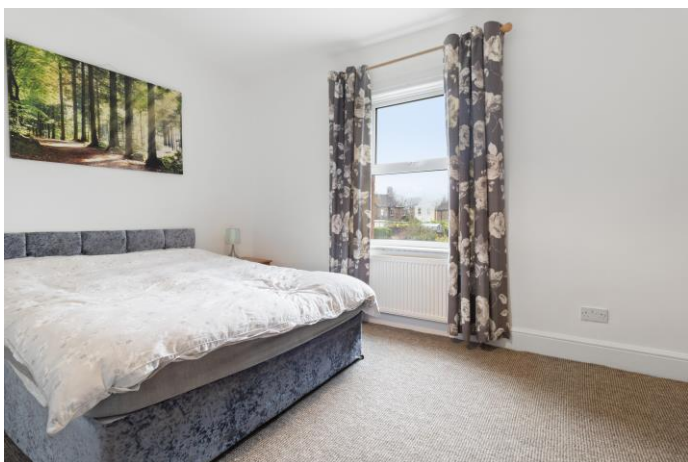
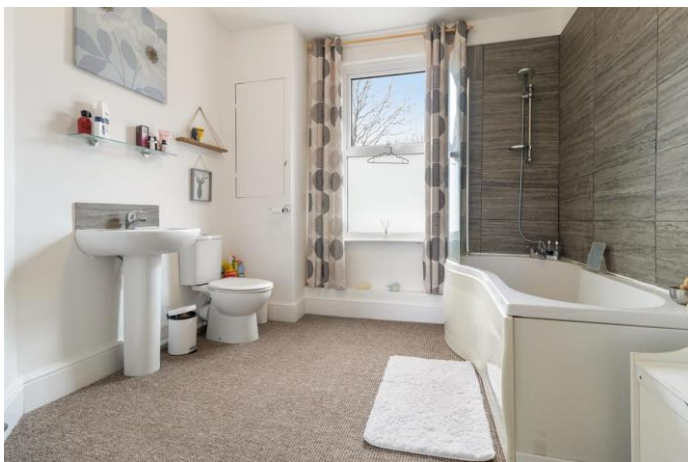
Carpet, obscured double glazed window to rear, P shaped bath with mixer tap over and shower connected. Cupboard housing the Ideal gas combi boiler, installed in 2018. Chrome heated towel rail, ceiling light fitting, pedestal wash hand basin and low level WC.

Agents Note

To the rear of the property 5 Hospital Bank has a right of access to the side over the neighbouring property.

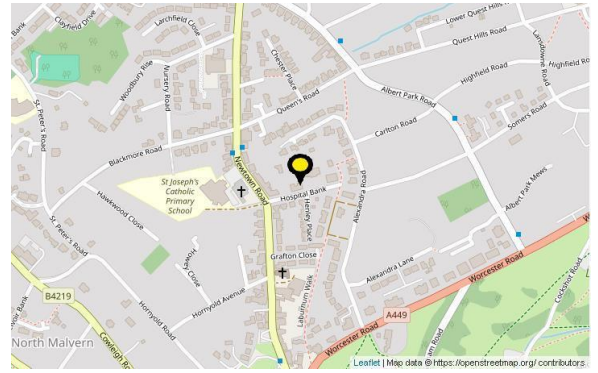
Outside

The property has a lovely lawned foregarden with a range of mature shrubs and a bark bordered area for seating that provides fine views to North Hill. The garden is south facing to enjoy the sunshine.



Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road. At the traffic lights on Link Top turn left into Newtown Road. Follow this route for a short distance and the turning to Hospital Bank will be found on the right.



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

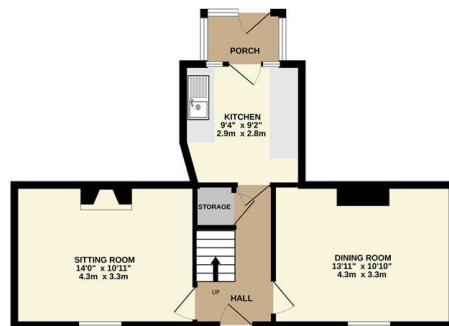
COUNCIL TAX BAND 'B'

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

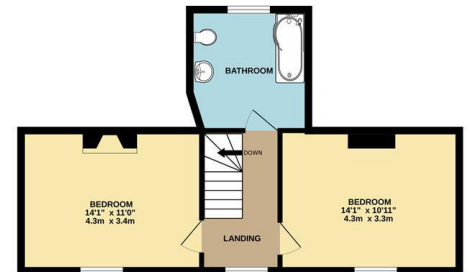
EPC

The EPC rating for this property is D (68).

GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms 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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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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