

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A CONTEMPORARY DETACHED BUNGALOW OFFERING WELL PRESENTED ACCOMMODATION WITH GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, ENTRANCE HALL, LOUNGE, KITCHEN/BREAKFAST ROOM, UTILITY ROOM, THREE BEDROOMS (ONE WITH EN-SUITE SHOWER ROOM AND WC), BATHROOM, PRIVATE OFF ROAD PARKING, GARAGE AND MATURE GARDEN. ENERGY RATING 'D'

Upper Howsell Road - Guide Price £369,000

42A Upper Howsell Road, Malvern, WR14 1TL



42a Upper Howsell Road

Location & Description

The property enjoys a convenient location within walking distance of a number of local amenities and only about half a mile from the bustling centre of Malvern Link where there is a comprehensive choice of facilities including shops, places to eat out, a Co-Op supermarket and two service stations. Malvern's main retail park is only a mile distant. Here there are many familiar high street names including Marks and Spencer, Boots and others. Great Malvern itself is a similar distance. Here there are shops of every description including Waitrose supermarket, the renowned Theatre and Cinema Complex and The Splash leisure pool and gymnasium.

Transport communications are excellent. Junction 7 of the M5 motorway near Worcester is about six miles and there is a main line railway station in Malvern Link itself. Educational facilities are excellent. Dyson Perrins Secondary School is only about five minutes walk away and there is a choice of primary schools in the immediate area.

Property Description

42A Upper Howsell Road is a traditional, single storey detached bungalow which was originally constructed in 2010. Its well presented accommodation includes an entrance hall, lounge, kitchen/breakfast room, utility room, three bedrooms (one with its own en-suite shower room and WC) and a family bathroom with shower and WC. Central heating is provided by way of a gas fired boiler serving radiators and windows are double glazed.

Outside a gated entrance leads onto a tarmac driveway that can accommodate at least two vehicles and leads to an attached garage. The bungalow is set in a level mature and fully enclosed garden.

Entrance Hall

A spacious hall with radiator, built-in cloaks cupboard (having hanging rail), access via folding loft ladder to a fully insulated roof space where there is also a light.

Bathroom 2.17m (7ft) x 2.27m (7ft 4in)

Fully tiled and having panelled bath with shower over, tiled surround and shower screen. Close coupled WC, pedestal wash basin, fitted towel rail, ceiling downlighting, extractor fan, radiator and double glazed window.

Lounge 6.38m (20ft 7in) x 3.77m (12ft 2in)

Wall mounted electric fire, two radiators, ceiling mounted fan, three double glazed windows to front and side aspects. Pair of double glazed doors leading outside onto a raised decked seating area. Glazed door to

Kitchen/Breakfast Room 3.10m (10ft) x 2.92m (9ft 5in)

Fitted floor and eye level cupboards with work surfaces and tiled surround. Integrated twin bowl stainless steel single drainer sink unit with mixer tap. Integrated DISHWASHER, four ring gas COOKER with stainless steel canopy above, radiator, ceiling downlighting and ceiling mounted fan.





Utility Room 2.87m (9ft 3in) x 1.78m (5ft 9in)

Single drainer stainless steel sink with mixer tap, fitted floor and eye level cupboards with work surface and tiled surround, integrated WASHING MACHINE, gas fired central heating boiler and double glazed door leading outside.

Bedroom 1 3.41m (11ft) x 3.33m (10ft 9in) (maximum)

Built-in double wardrobe with mirrored door, fitted hanging rail and shelving.
Two radiators, double glazed window to front aspect, ceiling mounted fan and door to

En-suite Shower Room

Half tiled and having double shower cubicle with tiled surround. Pedestal wash basin with fitted shelf and mirrored cabinet above. Close coupled WC, ceiling downlighting, extractor fan, radiator, towel rail and double glazed window to front aspect.



Bedroom 2 3.41m (11ft) x 2.68m (8ft 8in) (minimum)

Radiator, double glazed window to rear aspect.

Bedroom 3 2.82m (9ft 1in) x 2.79m (9ft) (minimum)

Radiator, built-in double wardrobe and double glazed window to rear aspect.

Outside

A long tarmac driveway provides a gated access to the property and parking for at least two vehicles. It also leads to the

Attached Garage 5.83m (18ft 10in) x 2.99m (9ft 8in)

Double glazed window, light and power, roof storage and external tap.

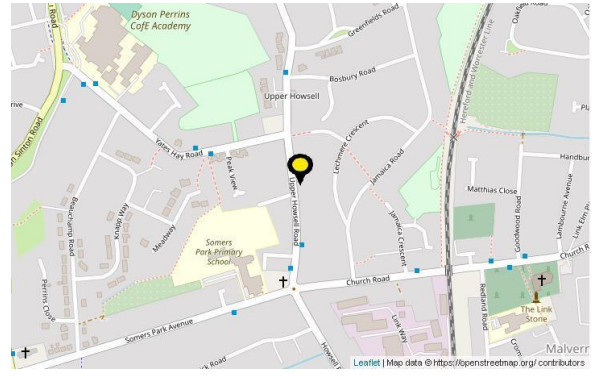
Garden

The garden lies to two sides of the bungalow and is mainly laid to level lawn with mature shrubs, a large apple tree, hedged and fenced boundaries. To one side of the house there is a raised decked balcony. A gated access to each side of the bungalow leads to a rear passageway and pathway. At strategic points there is external lighting.



Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about a quarter of a mile at the first set of traffic lights at Link Top turn left towards Leigh Sinton into Newtown Road, following this route round to the right and continuing for about a quarter of a mile before turning right into Somers Park Avenue. Continue downhill for several hundred yards to a mini island turning left into Upper Howsell Road. The driveway to number 42A Upper Howsell Road is on the right hand side. The bungalow itself is easily missed as it is tucked away behind numbers 42 and 44 Upper Howsell Road. Proceed to the end of the driveway through a gated entrance where the property will be seen in front of you.



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

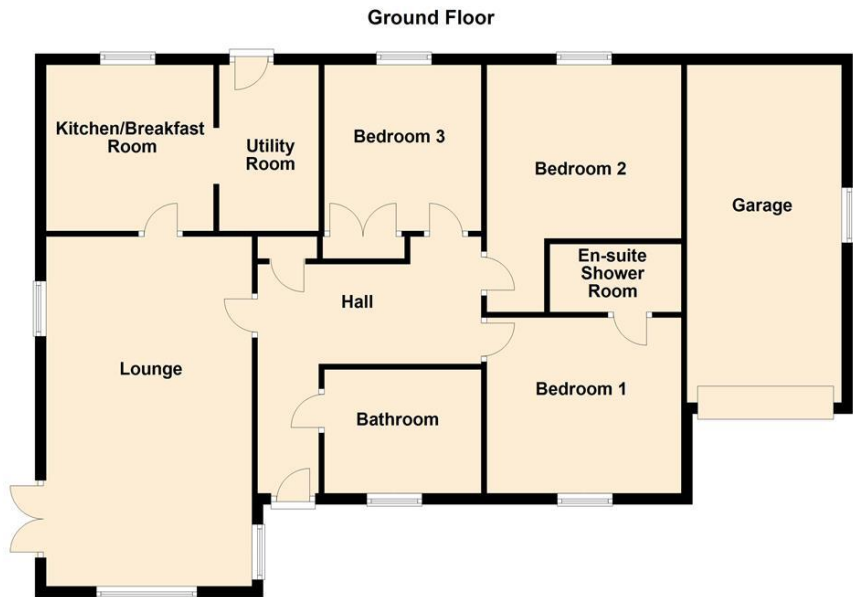
Council Tax

COUNCIL TAX BAND "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).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright - Encert Ltd Plan produced using PlanUp.

42a Upper Howsell Road, Malvern



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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.

