

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A TWO BEDROOMED PERIOD TOWN HOUSE SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL AREA WITHIN WALKING DISTANCE OF LOCAL AMENITIES. CONVERTED CELLAR, OFF ROAD PARKING, ENCLOSED LOW MAINTENANCE REAR GARDEN, SUMMER HOUSE WITH POWER AND VIEW FROM FRONT OF THE PROPERTY TOWARDS THE MALVERN HILLS. ENERGY RATING 'C'

Belmont Road - Guide Price £215,000

8 Belmont Road, Malvern, WR14 1PL



8 Belmont Road

Location & Description

Situated in a popular and much sought after residential district close to local amenities. The Victorian hillside town of Great Malvern is close by and there are a number of high street names, restaurants, coffee shops and community facilities. Further and more extensive shops are available on the retail park in Townsend Way or in the city of Worcester.

Transport facilities are excellent with Malvern offering a mainline railways station offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just south of Worcester brings The Midlands, South West and South Wales into an easy commute.

Educational facilities are well catered for both at primary and secondary levels in the public and private sectors.

Property Description

8 Belmont Road is a period property dating back to the 1800's and retains many of its original features and benefits from spacious accommodation offering separate sitting and dining room, converted cellar and cloakroom. The property is attached to both sides and offers off road parking along with a spacious and enclosed rear garden housing a summer house with power. The property is set back from the road and a paved pathway from the driveway leads to the UPVC entrance door is located at the side of the property.

Entrance Hall

Exposed floorboards, pendant light fitting, doors to sitting room and dining room and stairs to first floor.

Sitting Room 3.69m (11ft 11in) x 3.35m (10ft 10in) max

Carpet, double glazed window to front with view of Malvern Hills. Radiator, electric fire and marble effect fire surround and wooden mantel over. Pendant light fitting.

Dining Room 3.64m (11ft 9in) x 2.82m (9ft 1in)

Laminate flooring, double glazed window to side. Pendant light fitting, radiator and door to converted cellar and

Kitchen 3.69m (11ft 11in) x 2.30m (7ft 5in)

Vinyl tiled floor, ranger of base and eye level units with worktop over, partially tiled walls, separate worktop and unit with built in FRIDGE FREEZER. Space for washing machine and dishwasher, built in OVEN and gas HOB, ceiling light fitting. Stainless steel sink with drainer and mixer tap. Open pantry with shelving. Double glazed window to rear overlooking the garden and door to

Rear Hall

Carpet tiles, double glazed obscure glazed UPVC door giving access to the rear garden. Pendant light fitting, space for coat hooks and open to

WC

Radiator, low level WC, obscured double glazed window and ceiling light fitting.

Converted Cellar

Currently used as a home office this cellar has been tanked and converted and is accessed from the dining room.

Light on stairs, tiled floor, small obscure double glazed window, vents, extractor fan and spotlights. Utility meters and fusebox.





First Floor

Landing

Access to part boarded loft space via a pull down ladder. Carpet and two pendant light fittings. Radiator.

Bedroom 1 3.72m (12ft) x 3.35m (10ft 10in) max

Carpet, double glazed window with view to hills, radiator, built-in storage cupboard and pendant light fitting.

Bedroom 2 2.97m (9ft 7in) x 2.56m (8ft 3in)

Carpet, double glazed window to side, pendant light fitting and radiator.

Bathroom

A spacious bathroom with vinyl flooring, wall mounted sink with mixer tap, low level WC, two obscure double glazed windows to rear, radiator, bath with mixer taps, Mira electric shower over, spotlights and storage cupboards.

Outside

The rear the garden is accessed from the rear hall or from the side passage that is shared with the neighbouring property. There is a patio area at the rear of the house and steps lead down to further patio area and paved stepping stones lead through a barked area which is home to mature shrubs and trees including an Apple tree. There is a SUMMER HOUSE at the bottom of the garden which has light and power connected. External lighting and outside tap.

Agents Note 1

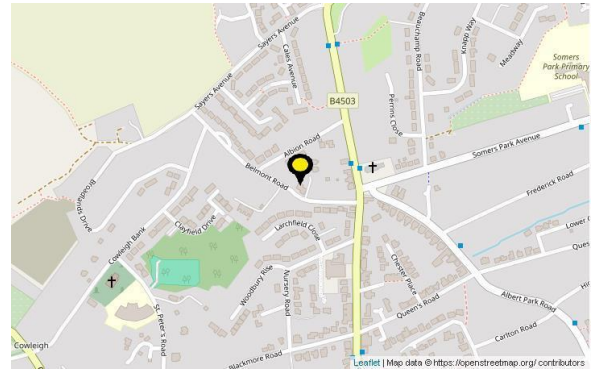
We have been advised that there is H FOAM Lite (LDC-50) spray foam insulation in the loft and anyone applying for a mortgage should check with their lender. Further documentation on this can be obtained from the selling agent.

Agent Note 2

We have also been advised that the side access to the garden is shared with the neighbouring property. The rear garden for 8 Belmont Road is private.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Link Top. At the traffic lights turn left and around into Newtown Road. Take the fourth turning on the left into Belmont Road.



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 C (70).



TOTAL FLOOR AREA - 1000 sq ft (92.9 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or condition. Call for more.
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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.

