

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SUPERBLY POSITIONED AND ELEVATED SEMI DETACHED PROPERTY AFFORDING FAR REACHING VIEWS OVER THE SEVERN VALLEY. THIS WELL PRESENTED HOME OFFERS FLEXIBLE LIVING SPACE OVER THREE FLOORS AND BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING AND A GARAGE AS WELL AS AN HILLSIDE GARDEN. ENERGY RATING "D"**

## Gordon Terrace - Guide Price £400,000

12 Gordon Terrace, Malvern, WR14 4ER

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# 12 Gordon Terrace

## Location & Description

The property enjoys a convenient position less than a mile from the centre of Great Malvern and therefore within immediate striking distance of a fine range of amenities including shops, banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are also excellent. There is a mainline railway station just over a mile distant. Junction 1 of the M50 motorway at Upton upon Severn and Junction 7 of the M5 at Worcester are both about eleven miles away. The property falls within the catchment area of some of the best schools in the area in both the state and private sectors including the Chase at Barnards Green and Wyche primary as well as the renowned Malvern College and Malvern St James Girls School.

From its hillside position it also has easy access on to the network of paths and bridleways that criss-cross the Malvern Hills themselves, so this is the perfect spot for dog walkers and those who enjoy the outdoor life.

## Property Description

12 Gordon Terrace is a well presented semi detached property situated in an elevated position on the easterly slopes of the Malvern Hills. One of the things that is immediately apparent on arrival at the property are the superb far reaching views on offer across the Severn Valley which is breathtaking at any time of year. The property is approached past the garage to a paved pedestrian path that leads to the main door positioned to the side of the house. This opens to the accommodation which benefits from part double glazing, gas central heating and is set over three floors offering flexible and versatile living space.

The accommodation in more detail comprises:

### Entrance Style Conservatory 5.04m (16ft 3in) max narrowing to 9'11 min x 2.32m (7ft 6in)

A glazed lean-to style conservatory positioned at the side of the property and creating a wonderful seating area where the pleasures of the fantastic views can be enjoyed. From here a wooden front door with double glazed lead light style inset opens to

### Dining Room 3.69m (11ft 11in) x 3.41m (11ft)

Double glazed window to front, ceiling light point, open staircase to first floor with useful understairs recess and lovely parquet flooring. UPVC double glazed pedestrian door gives access to the rear courtyard. Door to sitting room (described later) and further wooden door to

### Kitchen 3.38m (10ft 11in) x 3.13m (10ft 1in)

Fitted with a range of white fronted drawer and cupboard base units with wooden butcher's clock style worktop over. Sunk into the worktop is a one and a half bowl ceramic sink with drainer and mixer tap set beneath the double glazed window affording the fine views on offer. Range of integrated appliances including a four ring Bosch Induction **HOB**, eye level AEG **OVEN** with Panasonic **MIRCROWAVE** over set into a unit of cupboards and drawers. Space and connection point for washing machine, dishwasher and fridge freezer. Inset ceiling spotlights, tiled splashbacks.

### Sitting Room 7.26m (23ft 5in) x 3.35m (10ft 10in)

A lovely dual aspect room making the most of the tremendous views on offer through the double glazed window to front and further double glazed windows to rear. Two exposed fireplaces, one of which has a cast iron grate set onto a flagstone tiled hearth with wooden mantel





over. Radiators, ceiling light points, door to useful storage cupboard the wall mounted gas boiler.

#### First Floor

#### Landing

Inset LED downlighters, door giving access to stairs to second floor. double glazed window. Doors to

#### Bedroom 1 3.41m (11ft) x 3.41m (11ft)

A lovely dual aspect room with windows to the east and southerly aspects taking in the views on offer. Ceiling light point and radiator.

#### Bedroom 2 3.41m (11ft) x 3.41m (11ft)

A further double bedroom positioned to the front of the property with double glazed window again enjoying the views. Ceiling light point and radiator. Useful understairs storage cupboard.

#### Bedroom 3 3.64m (11ft 9in) x 2.45m (7ft 11in)

Double glazed window to side, ceiling light point, radiator.

#### Bathroom 2.73m (8ft 10in) max x 3.41m (11ft)

Fitted with a modern white suite consisting of a low level WC, wash hand basin with mixer tap and panelled P shaped bath with mixer tap and thermostatically controlled rainfall shower over with glass screen. Modern vertical radiator. Tiled splashbacks and two obscure double glazed windows to rear, inset ceiling light points.

#### Occasional Bedroom 5.42m (17ft 6in) max into limited headroom x 3.38m (10ft 11in)

This is a through room enjoying a double glazed Velux skylight to rear with built in blind and double glazed dormer window to front enjoying the views. Exposed roof trusses and eaves storage. Radiator, ceiling light points and door to

#### Bedroom 4 4.03m (13ft) max into limited headroom x 3.33m (10ft 9in)

Double glazed window to southerly aspect. Double glazed Velux skylight with blind, ceiling light point, exposed floorboards and radiator.

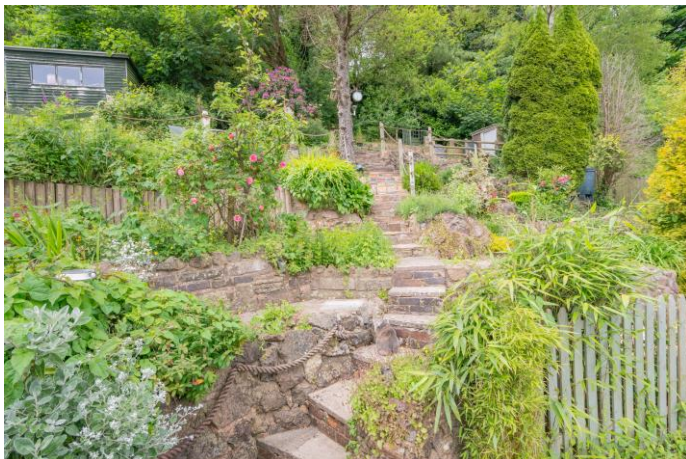
#### Outside

To the rear of the property is a courtyard area which is mainly laid to block paving and slabs, a useful storage or seating area that also gives access to the outside WC/store of brick and stone construction under a pitched tiled roof and having a high level WC and Belfast sink with tap.

From the side of a house the metal spiral staircase lead to further steps leading through the terraced hillside garden. A lot of time and effort has gone into the terracing and planting of this area. As you climb you pass numerous seating terraces all flanked by mature planted beds. From all aspects of the garden good views are on offer across the Severn Valley with the pinnacle being the top two terraces where the amazing views can be fully appreciated. At this level there is also a **SHED** and a **PERGODA**. There is also a number of specimen trees. The garden is a "hidden gem".

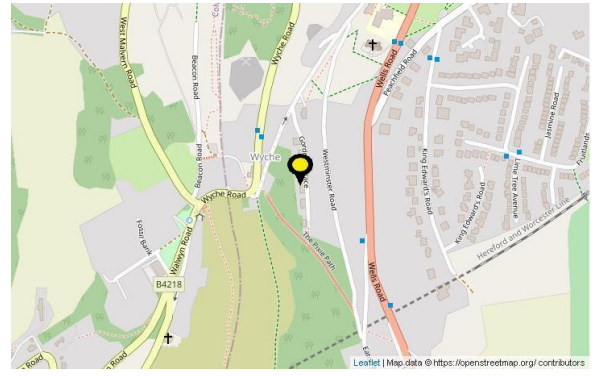
#### Garage

With up and over door to front.



## Directions

From Great Malvern proceed south along the A449 Wells Road towards Ledbury. Leave the built up area where the road passes through open common land on both sides. After a short distance fork right up Old Wyche Road following this route uphill past the Wyche Primary School (on your left) continuing for a short distance. Ignore the first turn to the left (Westminster Road). Instead carry on steeply uphill for another 100 yards where, just as you approach a "no entry" sign turn left down a narrow entrance into Gordon Terrace. The property is on the right after a short distance (there is a turning space at the end of the 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 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 from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (62).



12 Gordon Terrace, Malvern

## 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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