

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A THREE BEDROOMED DETACHED HOUSE SITUATED IN A QUIET AND POPULAR RESIDENTIAL CUL-DE-SAC WITHIN WALKING DISTANCE OF GREAT MALVERN AND OFFERING FINE VIEWS TO THE MALVERN HILLS. THE HOUSE IS IN NEED OF SOME COSMETIC REFURBISHMENT. BEAUTIFULLY MAINTAINED GARDENS, OFF ROAD PARKING, GARAGE. ENERGY RATING 'C'. NO CHAIN

Byron Close - Guide Price £340,000

3 Byron Close, Malvern, WR14 2UF



3 Byron Close

Location & Description

The property sits in a quiet cul-de-sac of only seven properties and enjoys a superb location in one of Malvern's most sought after residential areas close to the town centre.

Great Malvern is less than half a mile away and offers a wide range of amenities including shops, banks, building societies, Post Office and the Waitrose supermarket.

The town is also renowned for its tourist attractions that include theatre complex with concert hall and cinema. Sporting facilities can be found including the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club in Malvern Wells.

Malvern Link is only about half a mile away and offers further amenities and close by is the retail park.

Transport connections are excellent with a mainline railway station at both Great Malvern and Malvern Link giving direct access to London, Worcester, Birmingham, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant.

Educational facilities are well catered for with highly regarded schools in both the state and private sectors.

Property Description

3 Byron Close is a three double bed roomed detached house offering light and airy, spacious and versatile accommodation throughout. It does require some cosmetic refurbishment, offering any purchaser the opportunity to make the house their own. There are fine views to the Malvern Hills, particularly the Worcestershire Beacon.

The gardens of the house are beautifully maintained and benefits from double glazing and gas central heating.

The property is set back from the road behind a lawned foregarden with a range of colourful shrubs and flowers. A block paved driveway leads to a garage, and the enclosed front porch. An additional path leads to the side and gated access to the rear garden. This path also leads to the enclosed porch

Enclosed Porch

Tiled floor, spotlights, double glazed window to front and side and obscure glazed window into hall. UPVC glazed door opening to

Entrance Hall

Carpet, doors to all rooms, pendant light fitting, stairs to first floor and radiator.

Sitting/Dining Room 6.56m (21ft 2in) x 3.44m (11ft 1in)

A dual aspect room with double glazed windows to front offering fine view to the hills and double glazed French patio doors to the garden. Carpet, two pendant light fittings, two radiators, door to

Kitchen Diner 4.44m (14ft 4in) x 2.99m (9ft 8in)

Tiled floor, two double glazed windows to rear and door giving access to the rear garden. Radiator, space for small table, range of base and eye level units with worktops over, built in **FRIDGE FREEZER** and **DISHWASHER**. Integrated Neff **OVEN**, **GRILL**, gas **HOB** with extractor above. One and a half bowl ceramic sink and drainer with





mixer tap over. Tiled floor, spotlights, central heating boiler, space for washing machine and a **PANTRY**.

Cloakroom

Tiled floor, vanity wash hand basin with mixer tap, low level WC, radiator, obscure double glazed window to side and ceiling light fitting. First Floor

Landing

Access to partially boarded loft space with fitted ladder. Double glazed window to rear, pendant light fitting, radiator and two airing cupboards.

Bedroom 1 4.49m (14ft 6in) x 4.00m (12ft 11in)

Carpet, radiator, pendant light fitting, large double glazed window with fine views to the Worcestershire Beacon.

Bedroom 2 4.13m (13ft 4in) x 2.66m (8ft 7in)

Carpet, pendant light fitting, radiator, double glazed window to rear.

Bedroom 3 4.13m (13ft 4in) x 2.42m (7ft 10in)

Carpet, radiator, pendant light fitting and double glazed window to front with view to hills.

Bathroom

Vinyl flooring, tiled walls, radiator and chrome heated towel rail. Obscure double glazed window to rear. Tiled shower cubicle with thermostatically controlled shower over. Vanity unit housing, wash hand basin with cupboards, close coupled WC. Spotlights, extractor fan.

Outside

The rear garden is accessed via a secure side gate from the front of the house or through French doors from the kitchen or sitting room at the rear.

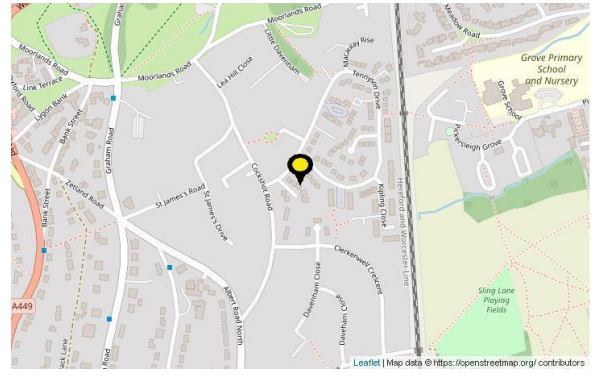
The garden is a secluded and tranquil setting with a patio area accessed from the kitchen and sitting room. It is mainly laid to lawn with mature shrubs, flowers and trees including Roses. There is a **SHED** and outside tap. Behind the shed there is a further small area of garden that can be used to grow vegetables. This area could also be utilised to house a home office.

Garage

Accessed from the driveway. Power, electric and water connected.

Directions

From the Agents office in Great Malvern proceed down Church Street. Go straight over the traffic lights and take the third turning left into Albert Road North. Take the second turning right into Cockshot Road and the second right into Tennyson Drive. Take the first right into Byron Close and the house can found on entry to the close on the left hand side.



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.

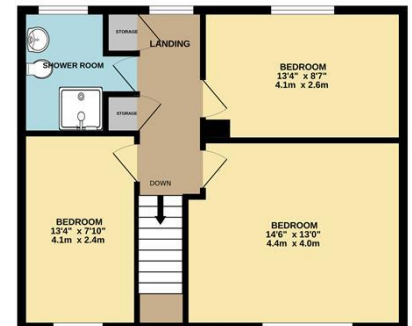
EPC

The EPC rating for this property is C (69).

GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
538 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.9 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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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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