

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN EXTENDED TWO BEDROOMED MID TERRACED PROPERTY IN NEED OF SOME COSMETIC REFURBISHMENT BUT BENEFITTING FROM DOUBLE GLAZING, GAS CENTRAL HEATING AND A LOVELY ENCLOSED REAR GARDEN. NO CHAIN. EPC RATING "E"

Moat Crescent - Guide Price £175,000

3 Moat Crescent, Malvern, Worcestershire WR14 2PL

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3 Moat Crescent

Location & Description

Situated in a convenient location close to the amenities of Barnards Green which offers a bustling shopping precinct that offers a range of independent shops, Co-op supermarket, eateries, takeaways and community facilities. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern or the retail park off Townsend Way that offers a number of High Street names including Marks and Spencer, Next, Boots and Morrisons to name a few.

Transport communications are excellent with a mainline railway station at Great Malvern which offers 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 needs are well catered for at primary and secondary levels in both the state and private sectors.

Property Description

3 Moat Way is an ex-Council mid terraced house which has been extended to the rear with the addition of an entrance porch to the front. The property is approached via a pedestrian gate set between the hedged perimeter and leads to the pedestrian path with lawn to either side with planted beds and fenced and hedged perimeter. The obscured double glazed UPVC front door opens through to the living accommodation, benefitting from double glazing and gas central heating and is in need of some cosmetic refurbishment.

The living accommodation in more detail comprises:

Entrance Porch

Quarry tiled floor, obscured glazed wooden door giving access to Dining Room and further obscured glazed wooden door opening through to

Entrance Hall

Having stairs rising to first floor, ceiling light point, radiator, door to Kitchen (described later) and door opening through to

Sitting Room 4.78m (15ft 5in) x 3.23m (10ft 5in)

Double glazed window to front, ceiling light point, wall mounted gas fire with back boiler for central heating and double wooden doors with glazed inset opens through to

Garden Room 1.99m (6ft 5in) x 2.87m (9ft 3in)

Positioned to the rear of the property and enjoying views over the enclosed garden through the double glazed window. Ceiling light point, radiator and door opening through to rear lobby. Double glazed wooden pedestrian door to side, door to Kitchen (described later) and door opening through to

Cloakroom

Fitted with a low level WC and wall mounted wash hand basin, double glazed window to rear, ceiling light point, ceiling mounted extractor fan, continued tiled flooring.





Kitchen 3.25m (10ft 6in) x 2.42m (7ft 10in)

Fitted with a range of drawer and cupboard base units with rolled edged worktop over and matching wall units. Space and connection point for electric cooker. Stainless steel sink unit with drainer. Integrated **FRIDGE**. Useful understairs storage cupboards, tiled splashbacks, ceiling light point, entrance to hall and opening through to

Dining Room 2.17m (7ft) x 2.22m (7ft 2in)

Ceiling light point, glazed pedestrian door to entrance porch and radiator.

First Floor Landing

Double glazed window to rear, ceiling light point, loft access point and doors leading through to

Bedroom 1 2.92m (9ft 5in) x 3.20m (10ft 4in)

Double glazed window to front, ceiling light point, radiator, useful over stairs storage cupboard.

Bedroom 2 4.78m (15ft 5in) x 3.25m (10ft 6in) maximum into 8'6 minimum

A lovely dual aspect room with double glazed window to front and rear. Ceiling light point, radiator. Airing cupboard housing the hot water cylinder with shelving over.

Bathroom

Fitted with low level WC and wash hand basin with panelled bath, tiled splashbacks, obscured double glazed window to rear, ceiling light point, radiator.

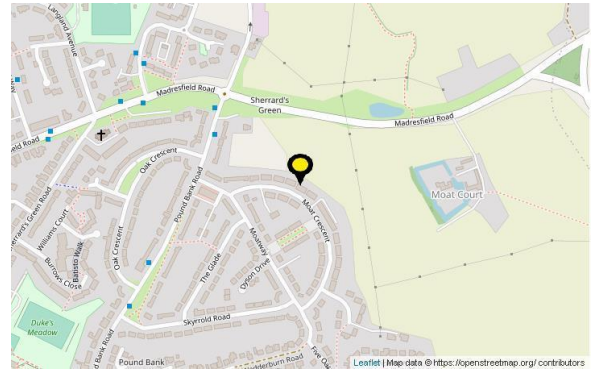
Outside

A paved patio area leads to the main lawn flanked to either side by planted beds enclosed by a hedged and fenced perimeter. The garden further benefits from a wooden **SHED**.



Directions

From the traffic lights at the junction of Graham Road and Church Street in the centre of Great Malvern proceed down Church Street for a few hundred yards in the direction of Barnards Green. On reaching the roundabout take the third exit continuing through the shopping precinct. Take the first turning on the left as you exit the precinct into Pound Bank Road. Follow the road and continue downhill. The turning to Moat Way will be found on the right. Turn here then take the first left into Moat Crescent and the property will be found on the left as indicated by the agents For Sale board.



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

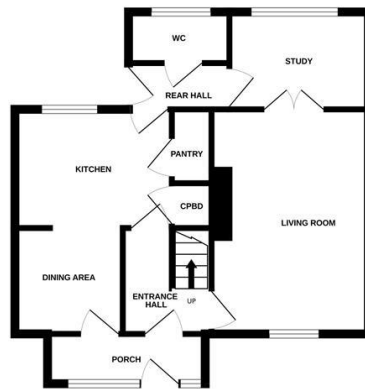
COUNCIL TAX BAND "B"

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

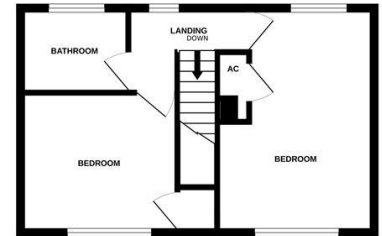
EPC

The EPC rating for this property is E (44).

GROUND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



3 MOAT CRESCENT

TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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.