

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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WONDERFULLY SITUATED IN A POPULAR AND MUCH SOUGHT AFTER ROAD A PERIOD TERRACED TOWN HOUSE OCCUPYING FOUR FLOORS OF VERSATILE AND SPACIOUS ACCOMMODATION IN NEED OF REFURBISHMENT. ENERGY RATING "G" NO CHAIN

Manby Road - Guide Price £460,000

18 Manby Road, Malvern, Worcestershire, WR14 3BB

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18 Manby Road

Location & Description

Located in one of Malvern's most prestigious roads situated between the Victorian hillside town of Great Malvern and the bustling shopping precinct of Barnards Green. Both areas offer a range of independent shops, Co-op and Waitrose supermarkets as well as restaurants, eateries, take aways, public houses, churches and community facilities. Further and more extensive amenities are available at the retail park on Townsend Way in Malvern Link which offers a number of high street names including Boots and Marks & Spencer to name but a few.

Transport communications are excellent with a main line railway station at Great Malvern close by which has direct links to Worcester, Birmingham, Hereford, London and South Wales. The regular bus service in Great Malvern and Barnards Green connects the neighbouring areas. Junction 7 of the M5 motorway is just outside Worcester bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for at primary and secondary level in both the state and private sectors.

Property Description

18 Manby Road is a wonderfully positioned period terraced townhouse which is in need of refurbishment. The house offers flexible and spacious rooms set over four floors, benefitting from period features and gas central heating.

The property is initially approached via a stepped pedestrian path leading past a paved foregarden that is enclosed by a mature hedged perimeter. The steps continue to a storm porch with tiled roof and wooden supports under which is a wooden front door which opens to the accommodation which is in excess of 1700 sq. ft. set over four floors with the potential, subject to the relevant permissions being sought, for the lower ground floor to be converted into a one bedroomed self-contained annexe or apartment.

The accommodation in more detail comprises:

Reception Hall

A welcoming space where already the high ceilings and period features which are apparent throughout this property are immediately evident. A beautiful wooden staircase to first floor and door opens to a rear hall (described later). Period cornicing, ceiling light point, radiator, wood effect laminate flooring. Door to kitchen (described later) and door to

Sitting Room 3.69m (11ft 11in) x 4.31m (13ft 11in)

Glazed sash window to front, beautiful period cornicing and picture rail. Ceiling light point and radiator.

Kitchen 4.34m (14ft) x 3.56m (11ft 6in)

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units incorporating a display cabinet. Set beneath a double glazed window to rear with views to the Worcestershire Beacon is a stainless steel sink unit with mixer tap and drainer. Gas **HOB** with **OVEN** under, space and connection point undercounter for washing machine. Tiled splashbacks and tiled floor. Ceiling light point, cornicing to ceiling, decorative picture rail and radiator. Wall mounted central heating boiler.

Rear Hallway

Glazed sash window and stairs descending to the to lower ground floor.

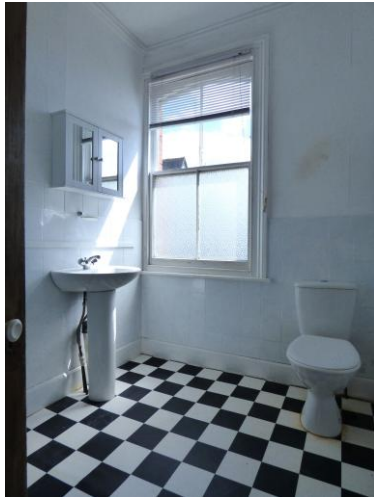
Half Landing

Radiator, ceiling light point. Stairs to first floor landing and door to

Separate WC

White low level WC and glazed sash window with views to the Malvern Hills.





First Floor

Landing

Open wooden balustraded staircase to the second floor. Door to useful storage cupboard and doors to

Bedroom 1 4.21m (13ft 7in) x 3.59m (11ft 7in)

Glazed sash window to rear affording fine views to the Worcestershire Beacon. Cornicing to ceiling, period feature fireplace with mantel. Radiator and ceiling light point.

Bedroom 2 3.72m (12ft) x 3.41m (11ft)

Glazed sash window to front, coving to ceiling, ceiling light point, radiator and feature fireplace with wooden mantel.

Shower Room

Fitted with a white low level WC, pedestal wash hand basin with mixer tap and corner shower enclosure with thermostatically controlled shower over. Glazed sash window, ceiling light point, coving to ceiling, radiator. Tiled splashbacks. Second Floor

Half Landing

Glazed window with views to the Malvern Hills, ceiling light point, radiator and steps to

Second Floor Landing

Useful storage cupboard and doors to

Bedroom 3 3.72m (12ft) x 5.81m (18ft 9in) max

Two glazed sash windows to front, ceiling light point, exposed ceiling timbers and feature fireplace with cast iron grate and mantel.

Bedroom 4 4.23m (13ft 8in) x 3.72m (12ft)

Glazed sash window to rear gives views to the Malvern Hills. Ceiling light point and radiator. Feature fireplace.

Lower Ground Floor

This area can be privately accessed from the rear of the property and could (subject to the relevant permission being sought) make for a wonderful apartment, ideal for an independent family member or potential to be used as a rental property to generate an additional income.

Utility 4.23m (13ft 8in) x 1.91m (6ft 2in)

Steps descend from the ground floor landing into this space which is currently fitted with a further range of cupboard and drawer base units with roll edged worktop over and matching wall units. One and a half bowl stainless steel sink unit with mixer tap and drainer. Undercounter connection point for washing machine. Radiator. Tiled floor flows throughout this area to a wooden door that gives access to the garden. Useful understairs recess. Door to Bedroom 5 and Reception Room 2 and a further door to

Cloakroom

Low level WC, vanity wash hand basin with mixer tap and cupboard under. Ceiling light point and obscure glazed window to rear.

Reception Room 2 3.72m (12ft) x 5.81m (18ft 9in) max into recess

Glazed sash window to front, ceiling light point, radiator.

Bedroom 5 4.23m (13ft 8in) x 3.72m (12ft)

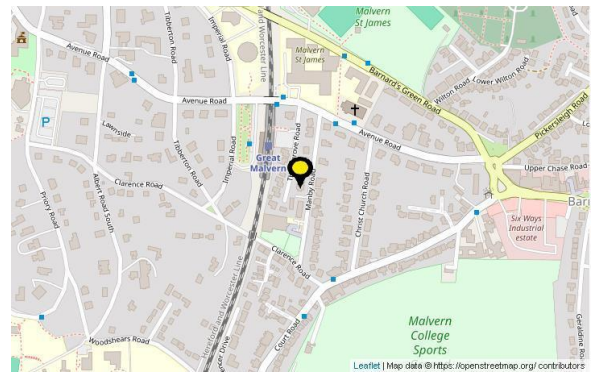
Glazed window to rear, ceiling light point, radiator. Corner shower enclosure, built in recessed storage cupboard.

Outside

To the rear the property offers an enclosed garden with gated pedestrian access and raised paved patio area. The garden is enclosed by a walled and fenced perimeter.

Directions

From Great Malvern town centre proceed down Church Street before turning right into Avenue Road. Continue down this road passing the station on the right hand side after which take the second turning on the right into Manby Road. The property will be found on the right hand side as indicated by the agent's for sale board.



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 "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 G (6).



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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.
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