

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**IN NEED OF COMPLETE REFURBISHMENT A FANTASTICALLY POSITIONED TWO BEDROOMED DETACHED BUNGALOW SITUATED CLOSE TO LOCAL AMENITIES BENEFITTING FROM GAS CENTRAL HEATING, OFF ROAD PARKING AND AN ENCLOSED GARDEN. NO CHAIN. EPC RATING 'D'**

## Church Road - Guide Price £225,000

101 Church Road, , Malvern, Worcestershire, WR14 1NQ

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# 101 Church Road

## Location & Description

The property enjoys a convenient location on Church Road in an established and popular residential neighbourhood. It is within walking distance of the bustling and well served centre of Malvern Link where there is a comprehensive range of amenities including shops of every description, two supermarkets, pubs and takeaways. The excellent facilities of the cultural and historic town of Great Malvern are less than a mile distant. Here there is an even wider selection of shops and banks, Waitrose supermarket and the renowned theatre and cinema complex. Malvern's main retail park is a similar distance. Here there are many familiar high street names including a Morrisons superstore, Marks & Spencer, Next, Boots, Cafe Nero and others.

Transport communications are good. There is a mainline railway station only just over ten minutes away on foot as well as regular bus services and Junction 7 of the M5 motorway near Worcester which is approximately eight miles. The property is also well placed for local schools at primary and secondary levels in both the state and private sectors. For those who enjoy the outdoor life Malvern Link common is a short walk away and the full range of the Malvern Hills is less than five minutes by car.

## Property Description

101 Church Road is a fantastically positioned detached bungalow situated within its own grounds.

The property is set back from the road behind a lawned foregarden with hedging to two sides and planted beds with a central lawn area. To the side of this a single width driveway leads past the side of the bungalow allowing ample parking for vehicles. The front door is positioned to the front of the property and opening to the living accommodation which is in need of refurbishment throughout but offering a fantastic opportunity for a discerning buyer with the property being able to be extended subject to the relevant permissions being sought as neighbouring properties have done so.

The living accommodation in more detail comprises:

### Storm Porch

Set back into a recess is the obscured wooden front which opens through to

### Entrance Hall

Ceiling light point, loft access point via fitted loft ladder, radiator and doors opening through to

### Sitting Room

Glazed bay window to front, ceiling light point, decorative picture rail, radiator and gas fire.

### Dining Room

Double glazed window to side, gas fire with fitted cupboards either side in the recesses of the fireplace. Radiator, ceiling light, decorative picture rail, obscured double glazed pedestrian door giving access to side porch (described later) and entrance through to





### **Kitchen**

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Stainless steel sink unit with drainer and mixer tap. Two double glazed windows to rear. Ceiling light point, tiled splashbacks, space and connection point for washing machine, half height fridge/freezer and gas cooker point. Radiator.

### **Side Porch**

Double glazed windows to two sides and double glazed pedestrian door giving access to side driveway.

### **Bedroom 1**

Glazed bay window to front, ceiling light point, decorative picture rail, radiator.

### **Bedroom 2**

Glazed window to rear, ceiling light point. Wall mounted gas fired boiler. Radiator.

### **Bathroom**

Obscured glazed window. Low level WC, panelled bath with electric shower over, wall mounted wash hand basin, tiled splashback, ceiling light point.

### **Rear Garden**

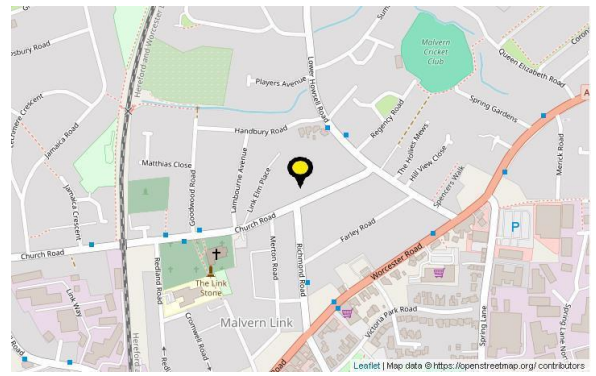
A pedestrian path leads to a paved patio area surrounded by plants and having two main lawn areas enclosed by a fenced and hedged perimeter and benefitting from two wooden SHEDS and an outside water tap.





## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After a quarter of a mile pass straight through a set of traffic lights at Link Top and continue downhill with the common on your right hand side. Go through another set of traffic lights, passing the railway and fire stations on your left. At the traffic light controlled crossroads in Malvern Link turn left into Richmond Road. Continue until the 'T' junction and here turn right into Church Road. The property can be found on the left hand side as indicated by the Agent's 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 '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 (57).



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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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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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