

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A TWO BEDROOMED, END OF TERRACE HOUSE WITH BEAUTIFUL FRONT AND REAR GARDENS. LOCATED IN A QUIET POSITION WITHIN A RESIDENTIAL AREA CLOSE TO THE AMENITIES OF MALVERN LINK.**

**ENERGY RATING 'C'. NO ONWARD CHAIN .**

## Duke of Edinburgh - Guide Price £195,000

76 Duke Of Edinburgh Way, Malvern, WR14 1AY



# 76 Duke of Edinburgh

## Location & Description

The house enjoys a convenient position within walking distance of a comprehensive range of amenities in nearby Malvern Link including Lidl and Co-op stores, two service stations, shops, takeaways and public houses. Malvern's main retail park is less than quarter of a mile away. Here there are a number of familiar high street names including Marks & Spencer, Boots, Café Nero, and a Morrisons supermarket. The wider facilities of Great Malvern are less than a mile distant. Here there are further shops and banks, Waitrose supermarket and the renowned theatre and cinema complex.

Transport communications are excellent. Malvern Link railway station is only about fifteen minutes walk away and Junction 7 of the M5 motorway at Worcester is less than seven miles. Educational needs are well catered for at both primary and secondary levels with some of the best schools in the region. For those who enjoy the outdoor life or simply walking the dog, Malvern Link common is close at hand and the full range of the Malvern Hills are only about five minutes by car.

## Property Description

76 Duke of Edinburgh Way comprises a well presented end of terrace, two bed roomed house situated on a no through road, in a quiet, yet convenient residential area benefiting from gas central heating and double glazing. ~Communal parking is available adjacent to the house.

It is set back from the road behind a fence and gate leading through a colourful foregarden that is mainly laid to lawn with mature plants. A paved path leads to the front door. The path continues around the house and gives access to the rear garden.

The wooden, obscure glazed front door opens to:

### Entrance Porch

Tiled flooring, built in storage shelving housing the fuse box, space for coathooks and wooden glazed doors giving access to

### Reception Hall

Laminate flooring, pendant light fitting, radiator. Stairs to first floor. Door to

### Sitting Room 4.11m (13ft 3in) x 4.00m (12ft 11in)

Laminate flooring continuing from the hall. Pendant light fitting, double glazed French doors giving access to the garden. Serving hatch to kitchen.

### Kitchen 3.07m (9ft 11in) x 2.20m (7ft 1in)

Accessed via an open archway from the hall. Tiled floor, range of base and eye level units with worktop over, space for fridge freezer, washing machine and cooker. Stainless steel sink with drainer and mixer tap. Partially tiled wall. Worcester Bosch gas boiler. Serving hatch to sitting room. Double glazed window overlooking the front garden.

First Floor

### Landing

Carpet, access to partially boarded loft space with light and power via pull down ladder. Storage cupboard. Door to





**Bedroom 1 3.35m (10ft 10in) x 3.02m (9ft 9in)**

Laminate flooring, built in storage cupboard, pendant light fitting, double glazed window to front.

**Bedroom 2 3.92m (12ft 8in) x 2.20m (7ft 1in) max**

Laminate flooring, double glazed window with view to the hills. Pendant light fitting.

**Bathroom**

Vinyl flooring, panelled bath with thermostatically controlled shower over. Pedestal wash hand basin, low level WC. Obscure double glazed window to rear. Ceiling light fitting, partially tiled walls.

**Outside**

The property has a wonderful, low maintenance rear garden that can be accessed from the French doors in the sitting room or via a gate to the side of the property. There is a mixture of decking and artificial lawn. Wooden awning. The garden is south facing and benefits from external lighting and a SHED. The garden is currently open to a shared path used to access neighbouring properties.

**Agents Note**

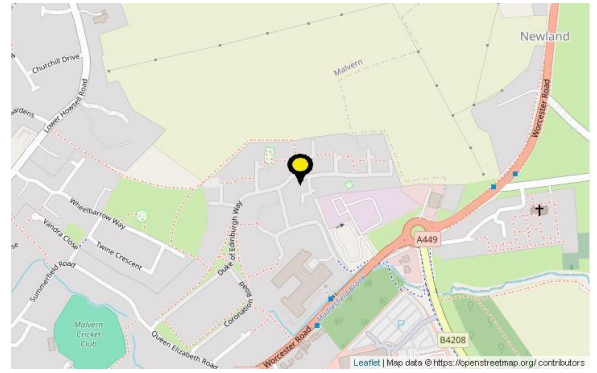
The property does not have central heating radiators on the first floor.



## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately half a mile at the traffic lights at Link Top carry straight on following the road downhill with the common on your right. Go past the railway and fire stations on your left into the centre of Malvern Link. Continue

through the centre and on towards Worcester. Take the left hand turn into Queen Elizabeth Road and then third right into Duke of Edinburgh Way, follow the road round until the end and the property can be found on the right hand side as indicated by the agents 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

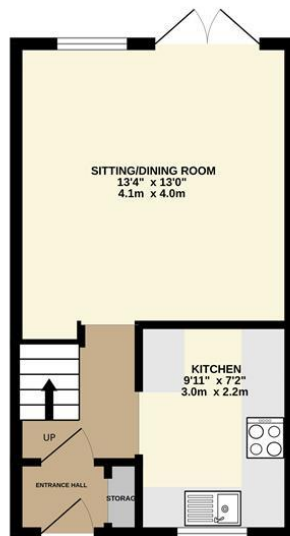
COUNCIL TAX BAND 'B'

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

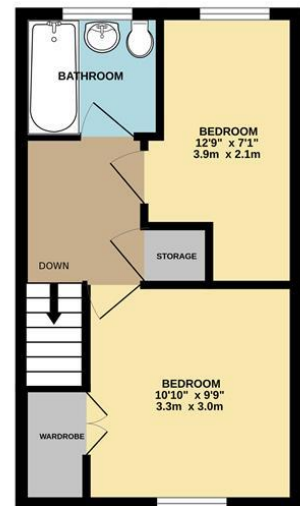
## EPC

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

GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 601 sq.ft. (55.8 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or misstatement. 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.



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