

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A COMPLETELY REFURBISHED AND EXTENDED TWO BEDROOMED DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC LOCATION IN A HIGHLY POPULAR AND MOST DESIRABLE RESIDENTIAL AREA WITH VIEWS. TRIPLE GLAZING, GAS CENTRAL HEATING, ENCLOSED REAR GARDEN AND OFF ROAD PARKING. ENERGY RATING "D" NO CHAIN

Nursery Road - Guide Price £375,000

50 Nursery Road, Malvern, WR14 1QY



50 Nursery Road

Location & Description

Enjoying a convenient location approximately 1.5 miles from the centre of Great Malvern where there is a fine range of amenities including shops and banks, Waitrose, the renowned theatre and cinema complex, the Splash Leisure Complex and the Manor Park Sports Club. There are more local amenities only about ten minutes away on foot on Newtown Road and Albert Park Road.

Well placed for access to the Malvern Hills, Malvern Link common and excellent primary and secondary schools. Malvern Link railway station is about 15 minutes walking distance and junction 7 of the M5 motorway is about 7 miles away.

Property Description

50 Nursery Road is a wonderfully located detached bungalow which has gone through a complete programme of refurbishment by the current owner which includes the remodelling of the layout to create beautiful accommodation with a dining kitchen extension to the rear. Other works of note is the insulation of all external walls, new triple glazing and central heating system including a new boiler, replacement of the guttering and soffits, redecoration throughout, replacement of all sanitaryware, new floor coverings throughout and predominately rewired.

As part of the refurbishment programme the property has also been reroofed.

Initially accessed from the gravel driveway which offers parking for vehicles and a planted bed to to side with hedged perimeter. A paved pedestrian path leads past the wooden fenced perimeter to the right of the property and gives access to the main door that is positioned to the side of the house and opening to the light and airy accommodation which is beautifully presented.

The accommodation has double glazing and gas fired central heating and comprises in more detail

Entrance Porch

Accessed via an obscure double glazed door with matching side panel, ceiling light point and opaque glazed wooden door with lead light window to side opens to

Reception Hall

A welcoming space at the centre of the house, decorative picture and dado rails. Wall mounted thermostat control point and access to loft space. Radiator. Door to

Sitting Room 3.49m (11ft 3in) x 3.30m (10ft 8in) max into recess

Triple glazed window to front gives views to North Hill. Further triple glazed window to side overlooks the Severn Valley. Ceiling light point, coving to ceiling, decorative picture and dado rails. Radiators, wall mounted flat screen Smart Samsung TV under which is an electric fire set into a wooden surround.





Open Plan Living Dining Kitchen

A door from the entrance hall leads past a useful storage cupboard with two steps down to this open plan area that extends across the rear of the property. It is a wonderful light and airy space with double glazed roof lantern and further triple glazed tri-fold doors overlooking and opening to the rear garden and giving views to the Severn Valley.

The kitchen area is fitted with a newly installed kitchen that offers a range of drawer and cupboard base units with chrome handles and worktop over with matching splashbacks and wall units. Range of integrated appliances including a four ring electric **HOB** with extractor over, single **OVEN** under as well as space for further kitchen white goods under worktop, connection point for dishwasher. Stainless steel sink with mixer tap and drainer is set under a triple glazed window to rear. Ceiling light point.

To the side of the kitchen area is a wonderful living space with wall mounted light points and radiator.



Utility Room/Cloakroom 1.80m (5ft 10in) x 2.27m (7ft 4in)

Accessed from the reception hall and offering a range of additional worktop with space and connection point for washing machine and further kitchen white goods under and storage cupboards over. One cupboard houses the Baxi wall mounted boiler which was installed in 2023. This space also benefits from a low level WC, vanity wash hand basin with splashback and an obscure triple glazed window to side. Ceiling light point, coving to ceiling and radiator.



Bedroom 1 3.80m (12ft 3in) x 3.30m (10ft 8in) max into recess

Triple glazed window to the southerly aspect of the property gives a lovely view of North Hill. A nice double bedroom with ceiling light point, coving to ceiling, decorative dado rail and radiator.

Bedroom 2 2.71m (8ft 9in) x 2.89m (9ft 4in)

Triple glazed window to side, ceiling light point, decorative picture and dado rails and radiator.

Bathroom

A newly fitted modern suite consisting of a low level WC, pedestal wash hand basin and panelled bath. Separate shower enclosure with Triton electric shower over. Tiled splashbacks, obscure triple glazed window to side, ceiling light point and extractor fan. Radiator.



Outside

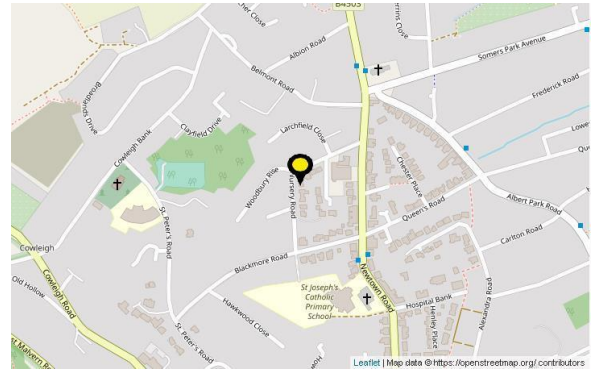
To the rear the property benefits from a lovely enclosed garden that offers easterly views across the Severn Valley. Extending away from the house is a paved patio area where the pleasures of this setting can be enjoyed. Gravel paths extend past two lawns enclosed by a hedged and fenced perimeter and benefits from a **SHED** and outside water tap.

Agents Note

It should be noted that the vendors of this property is an employee of John Goodwin and therefore a connected person under the terms of the Estate Agents Act 1979.

Directions

From the centre of Great Malvern proceed north towards Malvern Link and at the first set of traffic lights at Link Top turn left into Hornyold Road. Continue to the sharp left hand bend bearing right into St Peter's Road and then into Blackmore Road. Take the first turning into Nursery Road and take the first left hand turn where the property can be found at the top of the cul-de-sac on the right hand side and 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 formerly 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

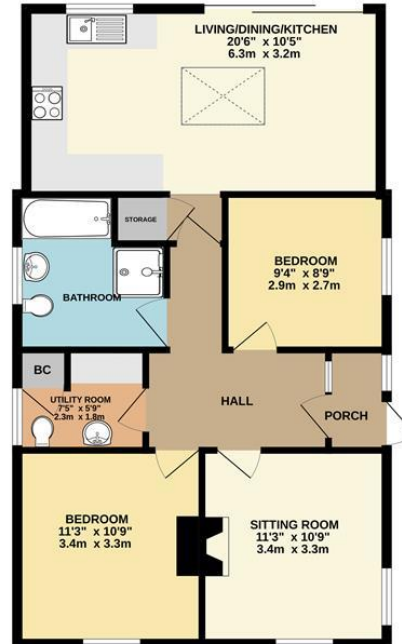
COUNCIL TAX BAND "C"

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 (65).

GROUND FLOOR
765 sq.ft. (71.0 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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, appliances 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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