

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A TRADITIONAL SEMI DETACHED HOUSE ENJOYING A LOVELY RURAL SETTING WITH VIEWS OVER ADJACENT COUNTRYSIDE AND OFFERING SPACIOUS ACCOMMODATION IN NEED OF FULL REFURBISHMENT AND RENOVATION CURRENTLY COMPRISING A HALL, LOUNGE, KITCHEN/DINING ROOM, THREE BEDROOMS, BATHROOM WITH WC, GAS CENTRAL HEATING, EXTENSIVE PRIVATE PARKING, GARAGE AND GARDEN. ENERGY RATING "D" NO CHAIN**

## Malvern View - Guide Price £250,000

2 Malvern View, Suckley, WR6 5EJ



## 2 Malvern View

### Location & Description

The property enjoys a lovely rural location approximately eight miles from the well served cultural and historic town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The smaller town of Bromyard is about five miles away and the city of Worcester is also within easy commuting distance.

Transport communications are good. There are mainline railway stations at both Malvern and Worcester and Junction 7 of the M5 motorway just south of Worcester is also within easy reach.

### Property Description

2 Malvern View is a traditional two storey semi detached house dating back to the 1960's. Over recent years it has sadly been somewhat neglected and is therefore in need of full renovation and refurbishment. This in all likelihood will include the replacement of the current septic tank and the installation of a meter to monitor the private water supply. It clearly has potential for extension and transformation into a fine home.

The house stands on a generous level plot with views over open countryside in three directions. Within the curtilage there is extensive off road parking and garage.

The current accommodation includes a hall, lounge, kitchen/dining room, three bedrooms and a bathroom with WC. Unusually for the countryside the property is also connected to mains gas which supplies the central heating system.

### GROUND FLOOR

#### Porch

Light and glazed door leading to

#### Entrance Hall

Radiator, coathooks, understairs cupboard (with coathooks and light). Stairs to first floor.

#### Lounge 4.88m (15ft 9in) x 3.92m (12ft 8in)

Tiled fireplace and hearth supporting gas fire (not tested). Radiator, double glazed window to front aspect.

#### Kitchen/Dining Room 6.14m (19ft 10in) x 3.10m (10ft)

Single drainer sink unit with mixer tap, cupboards below and worksurface. Gas cooker, solid fuel Rayburn, walk-in pantry cupboard, radiator, two double glazed windows to rear aspect and door to

#### Glazed Rear Porch

#### First Floor

#### Landing

Radiator, airing cupboard with hot water cylinder, immersion heater and slatted shelving. Double glazed window.





**Bedroom 1 4.47m (14ft 5in) max x 3.61m (11ft 8in) max**  
Radiator and double glazed window to front aspect with view over fields.

**Bedroom 2 3.64m (11ft 9in) x 3.56m (11ft 6in) max**  
Radiator and double glazed window to rear aspect with view over fields.

**Bedroom 3 2.37m (7ft 8in) x 2.06m (6ft 8in)**  
Radiator and double glazed window to front aspect with view over countryside.

**Bathroom 2.35m (7ft 7in) x 1.70m (5ft 6in)**  
Half tiled and having panelled bath with tiled surround, shower screen and shower over. Pedestal wash basin, mirrored cabinet, radiator, towel rail, fitted corner shelving and glass shelf. Double glazed window.

#### **Outside**

A wide driveway provides off road parking for several vehicles and leads to the attached single storey

**Garage 4.96m (16ft) x 3.04m (9ft 10in)**  
With window, up and over door, gas fired central heating boiler, light and power.  
The garden lies to three sides of the house and enjoys views over the adjoining countryside. Sadly it has been somewhat neglected in recent years but offers great scope for the keen gardener. Within the curtilage there are two garden **STORES** on timber construction a small former coal store.

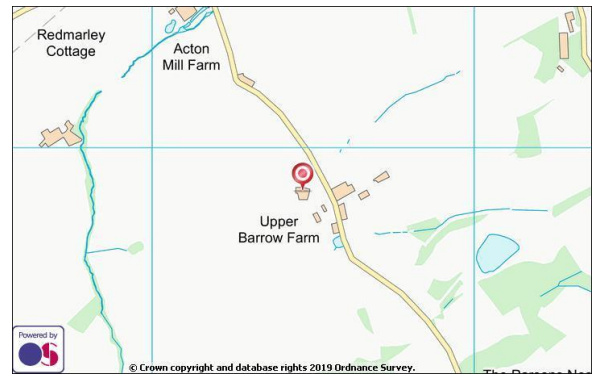
#### **Agents Note:**

It should be noted that 2 Malvern View currently has a private water supply from the neighbouring Acton Mill Farm. Up until now the payment for water bills has been on an informal basis but the owners of Acton Mill Farm will now insist that any new buyer for 2 Malvern View must install their own meter. An original septic tank provides drainage both for number 2 and its neighbour number 1 Malvern View. In due course this will in all likelihood need to be replaced by a more contemporary system and potential buyers should factor in this possibility if they are thinking of making an offer.



## Directions

From Great Malvern proceed north along the A449 Worcester Road. After less than quarter of a mile take the first fork to the left into West Malvern Road. After 300 yards take the first fork to the right into Cowleigh Road, following this route out of town through Cowleigh Woods for approximately a mile and a half to the junction with the A4103 Hereford to Worcester road. At this junction turn left towards Hereford continuing for approximately two miles where as the road divides into three lanes and climbs, turn right at the top towards Bromyard. Follow this route for 2.30 miles to the village of Acton Green where at a crossroads turn right (signed Suckley and Alfrick). Follow this road for approximately one mile where you will notice the Suckley village sign on your left. Opposite this sign turn right (signed Greenhill and Cradley). The house is on the right almost immediately.



## Services

We have been advised that mains electricity and gas are connected to the property. Water is supplied by a neighbouring property known as Acton Mill Farm and drainage is to a private septic tank serving both number 2 and its neighbour number 1 Malvern View (see earlier reference under Agents Note). Carpets, curtains, the cooker and freezer will all remain at 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

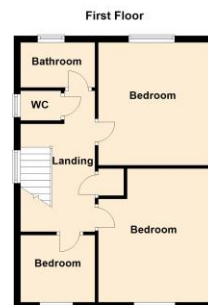
## Council Tax

COUNCIL TAX BAND "D"  
(Herefordshire)

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 (59).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified). Copyright - Goodwin Ltd. Plan produced using PlanIt3D.

2 Malvern View, Suckley

## 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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