

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXTENDED THREE BEDROOM SEMI-DETACHED PERIOD PROPERTY IN A POPULAR POSITION CLOSE TO THE LOCAL AMENITIES OF GREAT MALVERN AND MALVERN LINK BENEFITING FROM OFF ROAD PARKING, PRIVATE AND ENCLOSED REAR GARDEN, TWO EN-SUITES, STUDY, CONSERVATORY, DOWNSTAIRS WC AND FULLY BOARDED LOFT SPACE. ENERGY PERFORMANCE RATING 'C'.**

## Newtown Road – Guide Price £325,000

168 Newtown Road, Malvern, Worcestershire, WR14 1PJ





# 168 Newtown Road

## Location & Description

The property is situated in a convenient location close to all amenities to include local shops in Newtown Road and Link Top with further amenities in Great Malvern. The town centre offers a wide range of facilities to include shops, banks, Post Office, restaurants, takeaways and Waitrose supermarket. Great Malvern is renowned for its tourist attractions to include the theatre complex with concert hall and cinema. There are many sporting facilities available to include the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club at Malvern Wells.

Transport communications are excellent with the mainline Railway Station at Malvern Link only a few minutes away giving connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester being about 8 miles away.

Educational facilities offer both primary and secondary schooling within the area with St Josephs Roman Catholic School only a few yards from the property. The area is also renowned for private schooling to include the famous Malvern College and Malvern St James.

## Property Description

168 Newtown Road is a beautiful three bedroomed extended semi-detached property which retains many of its original features and charm. The property provides light and airy spacious and versatile accommodation throughout with the added benefit of two en-suites, conservatory and a separate study room.

The unique benefit of 168 Newtown Road is that it provides off road parking for multiple vehicles which is a real benefit in this fantastic location. The property is set back from the road behind a block paved driveway allowing space for multiple vehicles and access to the garden can be found to the side of the property. The block paved driveway leads up some steps underneath a porch to the wooden glazed front door which opens up to:

## Entrance Hall

Tiled floor, radiator, stained glass window into the living room and patterned tiled floor. Doors to kitchen, WC, sitting room, stairs to first floor.

## Kitchen Diner 4.28m (13ft 10in) x 3.72m (12ft)

Original floorboards which have been maintained with a range of base and eye level units with worktop over, John Lewis OVEN and a beautiful tiled feature fireplace above. Space for dishwasher, washing machine, dryer, Belfast sink with wooden drainers either side with taps over. Sash window to front, pendant light fitting, radiator.

## Sitting Room 7.02m (22ft 8in) x 4.08m (13ft 2in) (max)

Part of the extension, door to study, understairs storage cupboard with electricity, original fireplace with a tiled hearth, two radiators and carpet. Door to the conservatory, two pendant light fittings, built-in storage alcoves.

## Study 2.89m (9ft 4in) x 2.68m (8ft 8in)

UPVC double glazed window to the rear aspect, vinyl flooring, built-in units, pendant light fitting, built-in desk and radiator.







#### **WC**

Low level WC, wall mounted sink, obscured glazed window to the side, space for coat hooks and pendant light fitting.

#### **Conservatory 3.77m (12ft 2in) x 2.71m (8ft 9in)**

Tiled floor built of brick and UPVC construction, door to garden.

#### **First Floor**

Split level staircase, to the left is Bedroom 1 and to the right is landing providing access to Bedrooms 2 and 3

#### **Landing**

Ceiling light fitting, loft access point with built-in ladder which is fully boarded with two Velux windows. Built-in storage cupboards, doors to bedrooms 2 and 3.

#### **Bedroom 1 4.03m (13ft) x 3.72m (12ft)**

Carpet, fireplace feature, Velux skylight, two pendant light fittings, radiator, door to en-suite.

#### **En-suite**

Wooden floorboards, low level WC, spotlights, skylight, fireplace feature, wall mounted sink with taps over, roll top bath with taps over, tiled shower cubicle with mains powered shower connected, obscured double glazed window to the rear and radiator.

#### **Bedroom 2 5.14m (16ft 7in) x 2.73m (8ft 10in)**

Forming part of the extension, carpet, Velux window, pendant light fitting, radiator, glazed window to the rear and door to the en-suite. Access point to non boarded loft space.

#### **En-suite**

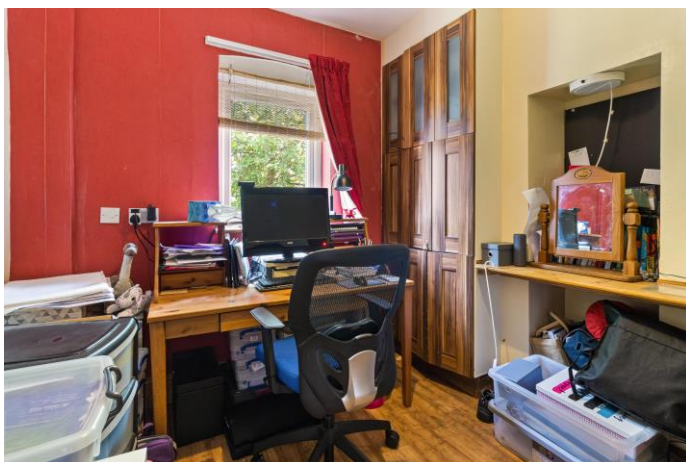
Vinyl flooring, low level WC, pedestal wash hand basin with taps over, panelled bath with taps over and shower connected, radiator, partially tiled walls and ceiling light fitting.

#### **Bedroom 3 3.64m (11ft 9in) x 2.58m (8ft 4in)**

Carpet, sash window to the front, radiator, pendant light fitting and fireplace feature.

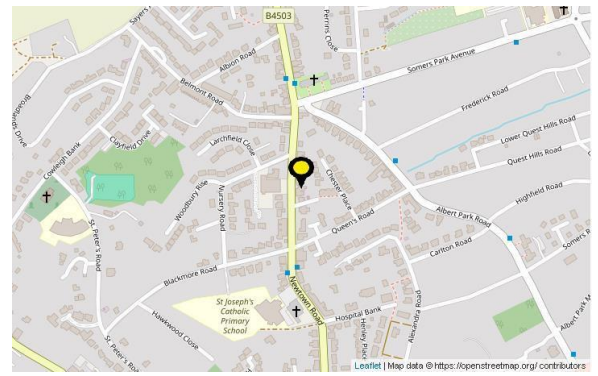
#### **Rear Garden**

Accessed via steps down from the conservatory or the gated side access from the driveway. The garden is private and enclosed and is mainly laid to lawn with mature trees and shrubs surrounding. The patio area is to the rear and side of the property and benefits from a large garden SHED. External lighting and external power sockets.



## Directions

From the Agents office in Great Malvern proceed north along the A449 towards Worcester. Turn left at the traffic lights and bear round to the right into Newtown Road (signposted Leigh Sinton). Continue past the shops and after passing St Josephs Church and school on the left hand side the property will be found on the right hand side as indicated by our 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

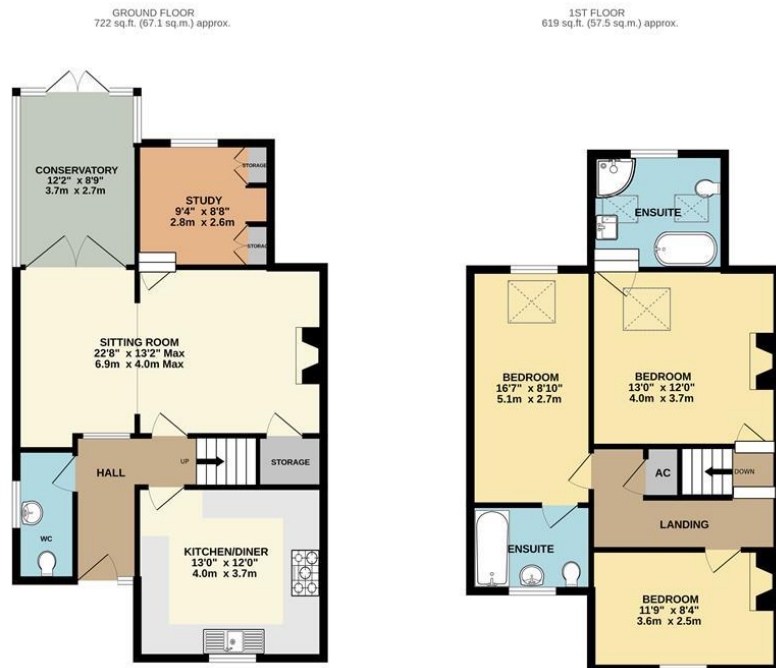
## Council Tax

COUNCIL TAX BAND '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).



### 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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