

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY PRESENTED AND EXTENDED LINK DETACHED BUNGALOW OFFERING TWO DOUBLE BEDROOMS IN THIS POPULAR AND MUCH SOUGHT AFTER LOCATION AND SET WITHIN BEAUTIFUL GARDENS BOTH TO THE FRONT AND REAR ALONG WITH THE AVAILABILITY OF OFF ROAD PARKING, GARAGE, DOUBLE GLAZING AND GAS CENTRAL HEATING. EPC RATING "C"

Geneva Avenue – Guide Price £300,000

7 Geneva Avenue, Malvern, Worcestershire, WR14 3PX



7 Geneva Avenue

Location & Description

7 Geneva Avenue is situated in a quiet estate of similar properties on the outskirts of Barnards Green. The local amenities in Barnards Green offer a wide range of facilities including independent shops, Co-op supermarket, takeaways, eateries and community facilities. Further and more extensive amenities are available at the retail park in Townsend Way or the Victorian hillside town of Great Malvern. The common at Peachfield Road is within approximately 10 minutes walk of the property.

Transport communications are excellent. The property is on a regular bus route and the mainline railway station at Great Malvern offers direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway lies just outside Worcester and Junction 1 of the M50 is to the south of Upton upon Severn, bringing the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for at primary and secondary levels in both the state and private sectors.

Property Description

7 Geneva Avenue is a wonderfully presented link detached bungalow situated within this much sought after location. The property has been extended to create a wonderful living, dining kitchen positioned to the rear of the property.

The property is initially approached over a stone chipped driveway allowing ample parking for vehicles and continuing to the side of the drive gaining access to the single garage. To the left hand side of the property is a beautiful planted foregarden displaying shrubs and plants giving colour and vibrance throughout the year. A paved and pea gravel path gives access from the pavement to the front door which is set back behind a recessed storm porch with downlighter. The obscured double glazed UPVC front door opens to the living accommodation offering wonderfully presented rooms, benefitting from gas central heating and double glazing. The living accommodation in more detail comprises:

Entrance Hall

Being a welcoming space at the hub of the house from where most principal rooms open from. Having two ceiling light points, coving to ceiling. loft access point. Useful storage cupboard. Radiator and wall mounted thermostat control point. Door opens through to

Sitting Room 3.82m (12ft 4in) maximum x 3.80m (12ft 3in)

Positioned to the front of the property and enjoying views through the double glazed window over the planted foregarden and offering glimpses up to the Malvern Hills. Ceiling light point, coving to ceiling. Radiator.

Living Dining Kitchen

Positioned to the rear of the property and being divided into two main areas, the first of which is accessed directly from the reception hallway and comprises in more detail of





Kitchen 3.10m (10ft) x 3.18m (10ft 3in) maximum

Fitted with a range of gloss fronted white Shaker style drawer and cupboard base units with chrome handles and a rolled edge worktop set into which is a stainless steel sink unit with a mixer tap and drainer. Matching wall units. There is a range of integrated appliances including a four ring stainless steel Stoves **HOB** with glass splashback and stainless steel extractor over. Eye level double **OVEN** as well as space and connection point for washing machine and full height fridge freezer. Wall mounted Worcester boiler housed in matching kitchen cabinet. Inset ceiling spotlights, radiator and this area is open to, with a tiled floor flowing through to



Dining Room 3.02m (9ft 9in) x 2.97m (9ft 7in)

This is the extension on the bungalow and is positioned to the rear aspect with double glazed doors opening to the side patio and a further double glazed window overlooking the wonderful rear garden. This is a flexible and versatile space which is not only currently used as a dining room but also a seating area. Inset ceiling downlighters, coving to ceiling, radiator.

Bedroom 1 3.66m (11ft 10in) maximum into wardrobes x 3.56m (11ft 6in)

A good sized double bedroom with double glazed window overlooking the rear garden. Offering a range of fitted wardrobes to one wall with sliding doors incorporating hanging and shelf space. Ceiling light point, coving to ceiling, radiator.



Bedroom 2 2.76m (8ft 11in) x 3.56m (11ft 6in)

Double glazed window to front, a further double bedroom with ceiling light point, coving to ceiling and radiator.

Bathroom

Fitted with a close coupled WC, pedestal wash hand basin and panelled bath with thermostatic controlled shower over. Inset ceiling spotlights and extractor fan and wall mounted chrome heated towel rail. Splashbacks in complimentary tiling and obscured double glazed window to rear.

Outside to the rear

A decked seating area extends away from the rear of the property giving access to garage and having a wonderful wooden woven divide with climbing roses. Steps descend to the paved path giving gated access to front. The remaining garden is given over to a lawn area with specimen trees flanked by planted beds displaying colour and vibrance throughout the year and all being enclosed by a fenced perimeter and benefiting from an outside water tap and light points. Westerly views are on offer up to the Malvern Hills. Directly behind the garage is a small composting and storage area.

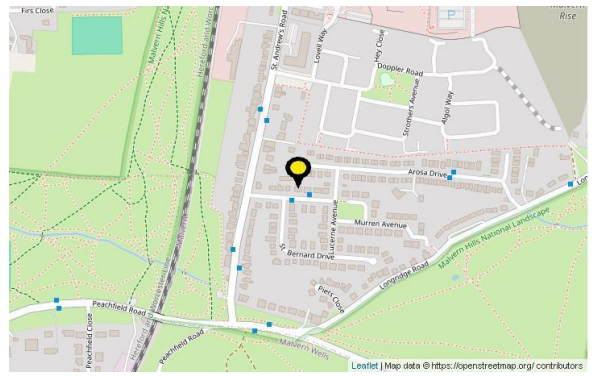


Garage 6.45m (20ft 10in) x 2.42m (7ft 10in)

Up and over door to front, double glazed window to rear, light and power, pedestrian door to garden.

Directions

From the centre of Great Malvern proceed south along the A449 Wells Road towards Ledbury. Pass the top of Peachfield Common and then just opposite the Railway Inn, turn sharp left into Peachfield Road. Continue down the hill for a quarter of a mile passing over the railway bridge and take the first left turn into St Andrews Road. Take the next right hand turn into Geneva Avenue and the property can be found on the left hand side



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

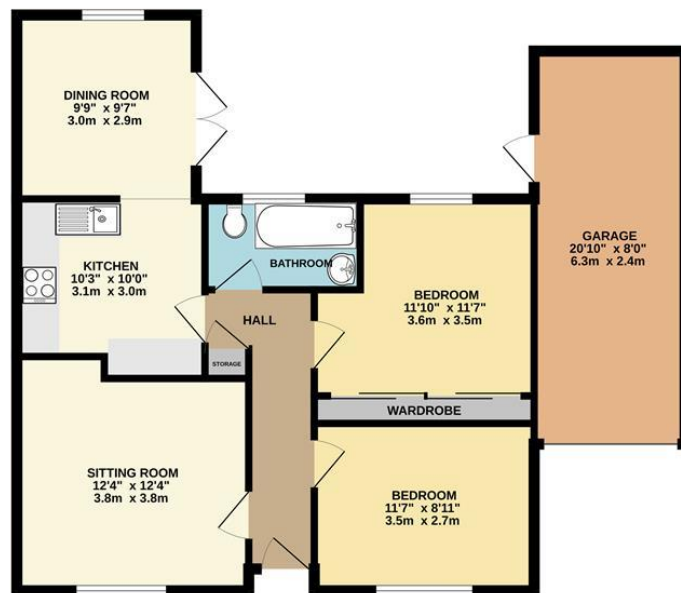
COUNCIL TAX BAND "C"

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 C (71).

GROUND FLOOR
824 sq.ft. (76.6 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq ft (76.6 sq m) approx.
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, walls, stairs and any other parts 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with MyHomeplan

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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