

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TWO BEDROOMED MID TERRACE HOUSE SITUATED IN A CUL-DE-SAC LOCATION WITH WONDERFUL VIEWS FROM THE REAR ASPECT OVER OPEN PLAYING FIELDS TO THE MALVERN HILLS BEYOND. THE PROPERTY OFFERS ACCOMMODATION BENEFITING FROM GAS CENTRAL HEATING, DOUBLE GLAZING, ALLOCATED PARKING SPACE AND A REAR GARDEN. ENTRANCE HALL, LIVING ROOM, FITTED KITCHEN AND BATHROOM. ENERGY RATING "D" NO CHAIN

Seymour Court - Guide Price £220,000

8 Seymour Court, Marlborough Gardens, Malvern, WR14 1EW



8 Seymour Court

Location & Description

Located in a quiet cul-de-sac location on the outskirts of Malvern Link. The bustling shopping precinct of Malvern Link provides a range of amenities including Co-op and Lidl supermarkets, independent shops, eateries, take aways, cafes and community facilities. More extensive amenities are available in the nearby hillside Victorian town of Great Malvern where there is Waitrose supermarket and the renowned theatre and cinema complex. The retail park on Townsend Way also offers a number of high street names including Morrisons, Marks & Spencer, Boots and Halfords to name but a few.

Educational needs are well catered for at both primary and secondary levels in both the public and private sectors. Transport communications are excellent with a mainline railway station in Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. A regular bus service runs down the Worcester Road linking the neighbouring areas.

Property Description

8 Seymour Court is a mid terrace house situated in a cul-de-sac location. The property is approached via paved pedestrian path leading to an obscure glazed wooden front door that opens to the accommodation which is set over two floors and benefits from gas central heating and double glazing.

The accommodation in more detail comprises:

Entrance Hall

Ceiling light point, radiator, wood effect laminate flooring, mature glazed wooden door opening to

Living Room 5.45m (17ft 7in) x 4.00m (12ft 11in) max into understairs recess

Double glazed window to front, two ceiling light points. Open wooden balustrading staircase to first floor with useful understairs recess. Radiator, wall mounted thermostat control point and door to

Kitchen 2.48m (8ft) x 3.97m (12ft 10in)

Fitted with a range of drawer and cupboard base units with roll edged worktop over and matching wall units. Stainless steel sink unit set under a double glazed window with views to North Hill. Gas point for free standing cooker, undercounter space for fridge and washing machine. Additional storage cupboards, ceiling light point, tiled splashbacks, wall mounted boiler. Obscured double glazed UPVC door giving access to the garden. Wood effect laminate flooring.





First Floor

Landing

Ceiling light point, access to loft space and door to airing cupboard housing the hot water tank and with useful shelving. Door to

Bedroom 1 3.77m (12ft 2in) x 3.75m (12ft 1in) max into recess

Double glazed window to front, ceiling light point and radiator. Useful recess where a wardrobe could be installed,

Bedroom 2 3.80m (12ft 3in) min to wardrobes x 2.32m (7ft 6in) max

Double glazed window to rear gives fine views over open playing fields to North Hill beyond. Fitted with a range of wardrobes, cupboards and drawer sets. Ceiling light point and radiator.

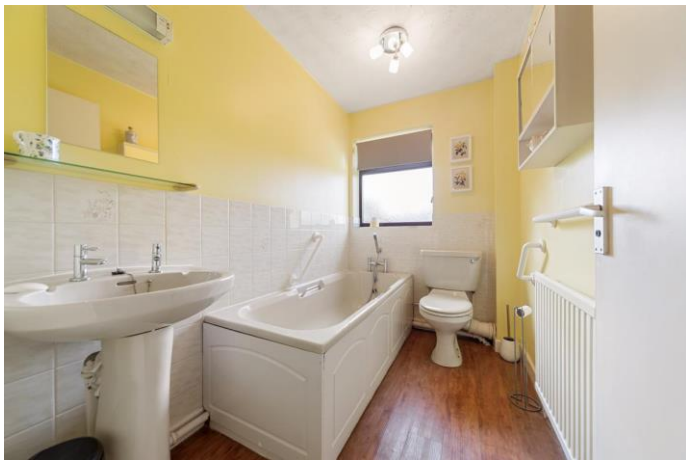


Bathroom

Fitted with a low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower head fitment. Ceiling light point, tiled splashbacks, radiator. Obscure double glazed window to rear and light with shaver point over sink.

Outside

To the rear a paved patio area extends away from the property that benefits from an outside power socket. Stepping stone path leads through the lawned garden with planted shrub beds to a **SHED**. The garden is enclosed by a fenced perimeter and from all aspects there are fine views to the Malvern Hills. A pedestrian gate leads to a walkway that provides access to the front.



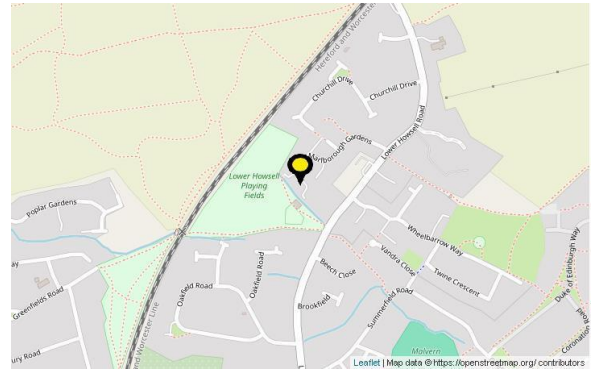
Allocated Parking Space

Directly opposite the house is an area where the property has one allocated parking space.



Directions

From the John Goodwin Malvern office proceed north along the A449 towards Worcester. Proceed for 1.6 miles and at the traffic lights, just before the Texaco garage turn left into Lower Howsell Road. Proceed passing the New Inn and take the next left turn in Marlborough Gardens. Follow the road through the estate, upon reaching a t-junction turn left. Taking the next left into Seymour Court, the property can be seen 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

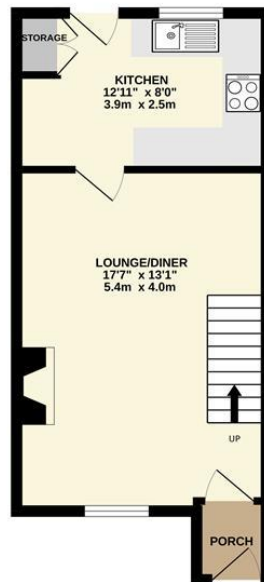
COUNCIL TAX BAND "B"

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

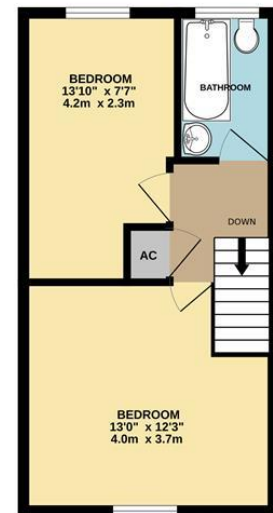
EPC

The EPC rating for this property is D (68).

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, elevations, volumes 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.
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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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