

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A FANTASTICALLY POSITIONED AND WELL PRESENTED LINK DETACHED THREE BEDROOMED HOME OFFERING SPACIOUS AND VERSATILE ACCOMMODATION IN THE QUIET YET POPULAR VILLAGE LOCATION OF WELLAND. PORCH, ENTRANCE HALL, CLOAKROOM. SITTING ROOM, DINING ROOM, KITCHEN AND BATHROOM, OFF ROAD PARKING, GARAGE, PRIVATE ENCLOSED REAR GARDEN ENERGY RATING 'E'

Gainsborough Close - Guide Price £300,000

4 Gainsborough Close, Welland, Malvern, WR13 6SH

 3  2  1



4 Gainsborough Close

Location & Description

The village of Welland offers a Post Office/Village Store, a highly regarded primary school, play area and park, church, Junior Football Club and a nearby public house.

Great Malvern is close by and offers a wide range of amenities including shops, banks, Waitrose supermarket and the renowned 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 in Malvern Wells.

Transport communications are excellent with mainline railway stations and Great Malvern and Malvern Link with connections to Worcester, Birmingham, London Paddington, Hereford and South Wales.

The riverside town on Upton upon Severn is approximately three miles distant and provides a further range of shops, a Post Office with banking facilities, health centre, dental surgeries, a library, church and primary school and high school in Hanley Castle. It also has numerous clubs and societies, has a marina and hosts an annual Jazz, Folk and Blues Festival.

Junction 1 of the M50/M5 motorway is approximately three miles from Upton.

Property Description

4 Gainsborough Close is a well presented, spacious link detached property occupying a fabulous position on a no through road in a popular village location. The house sits in a quiet cul-de-sac and is set back from the road behind a block paved foregarden with hedged surround and a driveway which provides access to the garage. The driveway also gives access to a double glazed sliding door that opens to

Proch

Tile effect floor and lighting. Obscure glazed wooden front door opens to

Entrance Hall

Laminate flooring, doors to cloakroom and kitchen (described later) storage heater, spotlights and understairs storage cupboard. Door to

Sitting Room 3.80m (12ft 3in) x 4.16m (13ft 5in)

Continued laminate flooring, feature electric fire with wooden surround, double glazed window to front aspect. Spotlights, storage heater and double doors opening to

Dining Room 3.07m (9ft 11in) x 3.07m (9ft 11in)

Continued laminate flooring, secondary glazed window to rear overlooking the rear garden. Storage heater. Spotlights.

Kitchen 3.04m (9ft 10in) x 2.53m (8ft 2in)

Tiled floor, range of base and eye level units with worktop over and pelmet lighting. Built in eye level OVEN and GRILL, Integrated electric HOB. Partially tiled walls. One and a half bowl stainless steel sink with mixer tap and drainer. Secondary glazed window overlooking the rear garden. Built in DISHWASHER, built in FRIDGE FREEZER, extractor fan, spotlights, obscure double glazed door giving access to the garden.





Cloakroom

Vinyl flooring, close coupled WC, wall mounted wash hand basin, obscure glazed window to front. Spotlights.

First Floor

Landing

Airing cupboard with hot water tank, spotlights, secondary glazed window to side and carpet. Door to

Bedroom 1 3.92m (12ft 8in) x 3.75m (12ft 1in) max

Glazed window with secondary glazing to rear overlooking the garden. Carpet, built in wardrobes, spotlights, access to loft space, electric radiator (will be fitted).

Bedroom 2 3.35m (10ft 10in) x 2.99m (9ft 8in)

Carpet, double glazed window to front, electric radiator and spotlights.

Bedroom 3 2.63m (8ft 6in) x 2.40m (7ft 9in)

Carpet, double glazed window to front. Spotlights.

Bathroom

Vinyl flooring, double glazed window to rear, panelled bath with shower over, tiled walls, low level WC, pedestal wash hand basin, mirrored cupboard.

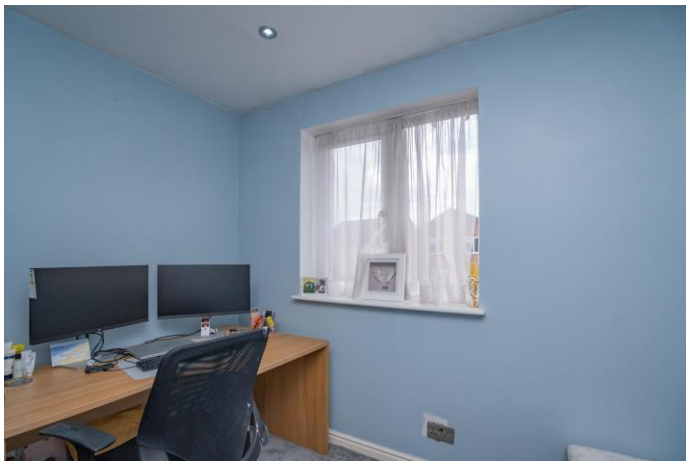
Outside

The rear garden has a garden SHED, pedestrian access to the garage. Water tap and lighting.

The garden is enclosed and private and is mainly laid to patio for low maintenance. Range of mature shrubs and Roses.

Garage

Up and over door to front and pedestrian door to rear. Light, power and water connection. Space for white goods. Roof space storage.



Directions

From the agent's office in Malvern, proceed south along the A449 towards Ledbury. Continue out of town and take the A4104 to Welland. Continue along this road for a short distance and turn right into Giffard Drive. Turn left into Gainsborough Close where the property will be found on the left as indicated by the agents For Sale board.



Services

We have been advised that mains 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

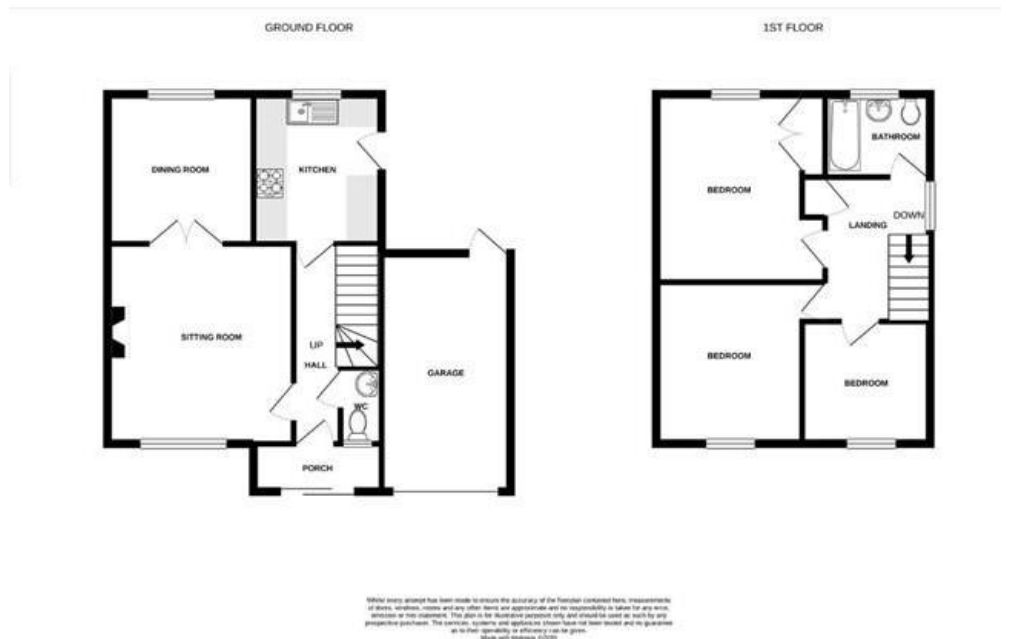
Council Tax

COUNCIL TAX BAND '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 E (42).



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

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.