

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A CONVENIENTLY POSITIONED FIRST FLOOR MAISONETTE BENEFITTING FROM ITS OWN PRIVATE GARDEN AND VIEWS TO THE MALVERN HILLS FROM THE FRONT ASPECT. WELL PRESENTED ONE BEDROOMED ACCOMMODATION WITH ENTRANCE HALL, LIVING ROOM, KITCHEN AND BATHROOM, DOUBLE GLAZING AND GAS CENTRAL HEATING. GARAGE EN-BLOC. ENERGY RATING "C" NO CHAIN

Chestnut Drive - Guide Price £145,000

6 Chestnut Drive, Malvern, Worcestershire, WR14 4AS



6 Chestnut Drive

Location & Description

The property enjoys a lovely position on a popular residential estate approximately a mile from the centre of Great Malvern and an extensive range of amenities including, independent shops, banks, Waitrose supermarket and the renowned theatre complex with concert hall and cinema and the Splash leisure pool and gymnasium.

It is within walking distance of Peachfield Common that gives access to a variety of paths and bridleways that criss-cross the area, ideal for dog walking and the Malvern Hills. It also falls in the catchment area of some of the most highly regraded schools including Malvern Wells and The Wyche primary schools and The Chase Secondary School.

Transport communications are excellent with a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, London Paddington, Hereford and South Wales. A regular bus service also runs through the Fruitlands estate.

Property Description

6 Chestnut Drive is a well presented purpose built maisonette positioned in a quiet cul-de-sac location. It is set back from the road behind a lawned foregarden and shared pedestrian path leads to the main entrance that is located at the side of the building and gives access to the well presented and maintained accommodation which benefits from gas central heating and double glazing.

The pathway continues to the rear to a private enclosed garden for the sole use of 6 Chestnut Drive. There is an garage En-bloc a short distance away at the end of the cul-de-sac.

The UPVC double glazed entrance doors opens to

Entrance Porch

Tiled floor, obscure double glazed UPVC windows, radiator, ceiling light fitting stairs to the main accommodation.

Hall

Storage cupboard, access to loft space, two pendants light fittings and carpet. Door to

Sitting Room 5.16m (16ft 8in) x 3.07m (9ft 11in)

Laminate flooring, pendant light fitting, double glazed windows to front with views to the Malvern Hills. Radiator, TV point and open to





Kitchen 2.48m (8ft) x 2.17m (7ft)

Range of base and eye level units with worktop over. Built in **OVEN** and **HOB**, extractor fan. Stainless steel sink with drainer, space for fridge freezer and washing machine. Partially tiled walls, double glazed window to front and side with views to the Malvern Hills. Continued laminate flooring from the sitting room. Ceiling light fitting.

Bedroom 3.51m (11ft 4in) x 2.63m (8ft 6in)

Carpet, built in wardrobes with sliding doors with hanging rail. Double glazed window to rear. Radiator, further storage cupboard with rail.



Bathroom

Tiled floor and partially tiled walls, vanity wash hand basin with taps and close coupled WC with cupboard surround. Panelled bath with mains powered shower over. Obscure double glazed window to side, heated towel radiator and ceiling light fitting.

Outside

The property enjoys a private rear garden that offers a secluded setting. It is laid to lawn with a slate path with a Fig tree. The garden has a fenced and hedge perimeter.

En-bloc Garage

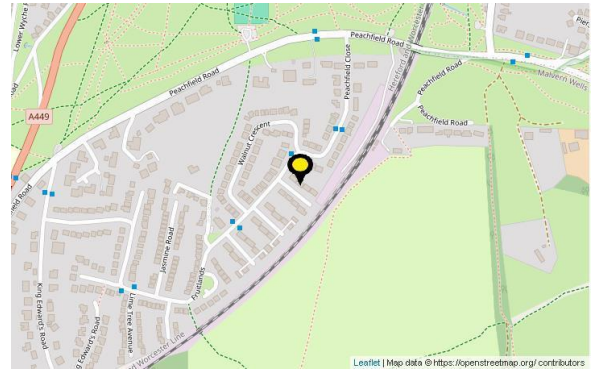
Positioned a short distance from the property at the bottom of the cul-de-sac and accessed via a shared drive. The garage for number 6 is the first one on the left hand side. Up and over door to front.



Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. Continue for approximately half a mile crossing Peachfield Common and on the far side just past The Railway Inn on your right turn sharp left into Peachfield Road. Continue downhill and take the 2nd right into Fruitlands and

proceed taking the 1st left into Chestnut Drive. After a short distance the property will be on the left hand side.



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 verification) that the property is Leasehold. The property is held on a 146 year lease from 2016. The ground rent is £75 pa.

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 "A"

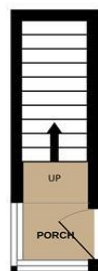
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (73).

GROUND FLOOR

FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used to guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.
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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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