

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A SPACIOUS AND VERSATILE THREE BEDROOMED SEMI DETACHED FAMILY HOME COMPRISING A PORCH, ENTRANCE HALL, OPEN PLAN SITTING/DINING ROOM, CLOAKROOM AND FAMILY BATHROOM. GAS CENTRAL HEATING AND DOUBLE GLAZING. CONVENIENTLY POSITIONED AND BENEFITTING FROM OFF ROAD PARKING AND ENCLOSED REAR GARDEN. ENERGY RATING "C"

Bawdsey Avenue - Guide Price £255,000

15 Bawdsey Avenue, Malvern, WR14 2EW



15 Bawdsey Avenue

Location & Description

Located in a convenient location approximately a twenty minute walk to the busy, popular and well served centre of Barnards Green where there is a wide range of amenities including a supermarket, shops, a Post Office, takeaways and a chemist.

Just over a mile distant is the cultural and historic of Great Malvern where a more comprehensive range of facilities include shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

It is within walking distance of some of the best schools in the area in both the private and state systems at primary and secondary levels including The Chase High School, Malvern College and Malvern St James Girls School.

Transport communications are excellent. A regular bus service runs nearby and Junction 7 of the M5 motorway south of Worcester is only eight miles distant. Great Malvern railway station is approximately one mile away.

Property Description

15 Bawdsey Avenue is a three bedroomed semi detached house offering light and airy spacious accommodation throughout to create a sociable environment.

The current owners have recently upgraded the central heating boiler.

The house is set back from the road behind a walled and gravel foregarden with mature shrub borders. A gate gives access to a paved pathway which leads to the secure gated side access to the rear garden and to

Porch

UPVC entrance door and external light. Tiled floor, ceiling light fitting, obscure double glazed windows to front and side, sliding door opening to

Entrance Hall

Laminate flooring, two ceiling light fittings, radiator, two storage cupboards, space for coathooks and obscure double glazed door to garden. Door to

Sitting/Dining Room

An open plan, light and sociable space for family living. Dual aspect window to front and patio doors to rear giving access to the garden.

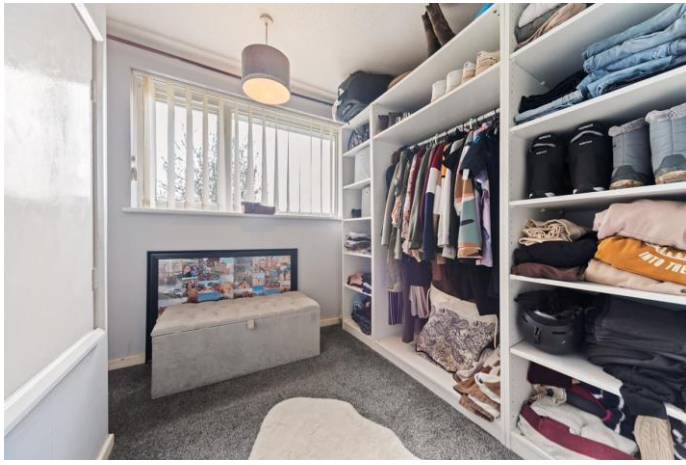
Sitting Area 4.73m (15ft 3in) x 3.33m (10ft 9in) max

Tiled floor, radiator, double glazed window to front and ceiling light fitting.

Dining Area 3.18m (10ft 3in) x 2.56m (8ft 3in)

Continued tiled flooring, serving hatch to kitchen, ceiling light fitting and double glazed sliding patio doors to the garden.





Kitchen 3.66m (11ft 10in) x 2.53m (8ft 2in)

Tiled floor, range of base units with worktops over, stainless steel sink and drainer, space for fridge freezer, space for cooker, space for washing machine. Ceiling light fitting, partially tiled walls, double glazed window overlooking the rear garden and serving hatch to dining room.

Cloakroom

Tiled floor and walls, close coupled WC, pedestal wash hand basin, ceiling light fitting and obscure double glazed window to side. Radiator.

First Floor

Landing

Carpet, ceiling light fitting, access to loft space via pulldown ladder. Two storage cupboards. Extractor fan.

Bedroom 1 3.82m (12ft 4in) x 3.33m (10ft 9in)

Carpet, double glazed window to front, pendant light fitting and radiator.

Bedroom 2 3.95m (12ft 9in) x 2.73m (8ft 10in)

Carpet, double glazed window to rear, pendant light fitting, radiator and built in wardrobes.

Bedroom 3 3.13m (10ft 1in) x 2.87m (9ft 3in) max

Currently used as a dressing room. Carpet, double glazed window to front, radiator, built in storage cupboard. Pendant light fitting.

Bathroom

Tiled floor and walls, obscure double glazed window to rear. Pedestal wash hand basin, close coupled WC, panelled bath with electric shower over. Ceiling light fitting and radiator.



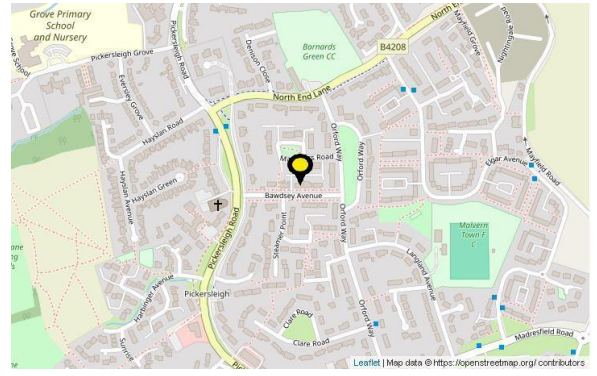
Outside

Gated off road parking accessed from the rear of the property from Matravers Road. The garden can be accessed from the dining area, the hall or from the side of the property. The garden has an undercover patio seating area providing a secluded and peaceful setting. Well maintained lawn section, mature shrub border and a patio feature in the centre. Outdoor store that houses the new Worcester Bosch central heating boiler. Space for dryer, electrics, power and water tap.



Directions

From the agents office in Great Malvern proceed North along the A449 Worcester Road towards Malvern Link. At the main set of traffic lights turn right into Pickersleigh Avenue and proceed until reaching a traffic light controlled crossroads. Turn left onto North End Lane and take the first right turn into Orford Way continue on this road and take the second right into Bawdsey Avenue. The house will be found after a short distance on the right hand side 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

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

Council Tax

COUNCIL TAX BAND "B"

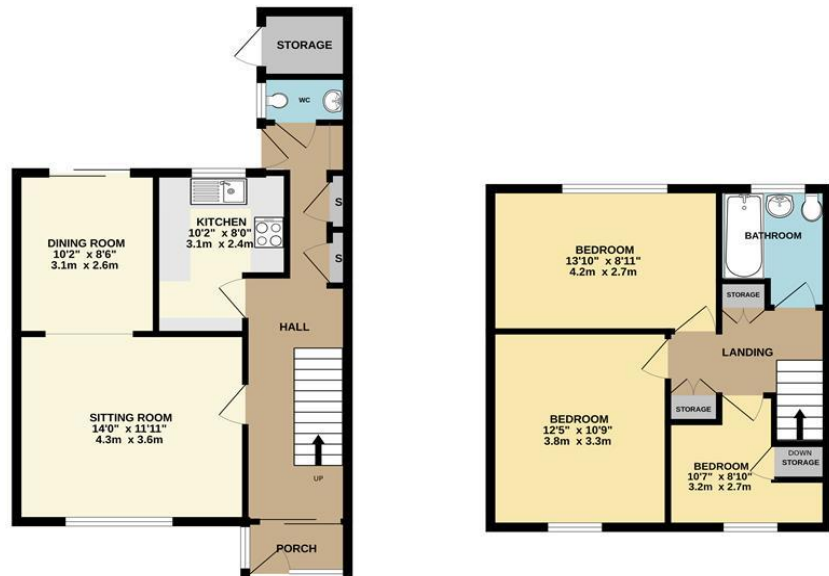
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (72).

GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items 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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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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EST. 1981

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