

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A SEMI DETACHED TWO BEDROOMED BUNGALOW ENJOYING A QUIET CUL-DE-SAC SETTING APPROXIMATELY A MILE FROM GREAT MALVERN TOWN CENTRE AND CURRENTLY COMPRISING AN ENTRANCE HALL, KITCHEN, REAR PORCH, LOUNGE/DINING ROOM, BATHROOM WITH SHOWER AND WC, GAS FIRED CENTRAL HEATING, DOUBLE GLAZED WINDOWS, PRIVATE OFF ROAD PARKING, GARAGE AND A LARGER THAN AVERAGE MATURE LANDSCAPED GARDEN. ENERGY RATING "C" NO CHAIN

Meadway - Guide Price £250,000

12 Meadway, Malvern, WR14 1SB



12 Meadway

Location & Description

The property enjoys a convenient location in a popular residential area close to a range of local amenities in Upper Howsell Road and the nearby neighbourhood of Malvern Link. These include a range of shops, a bank, Post Office, restaurants and takeaways, bus services and Doctors and Dental surgeries. Malvern's main retail park is just over a mile away. Here you will find familiar high street names including Marks & Spencer, Boots, Morrison and others. The larger town of Great Malvern is just over half a mile distant. This offers an even more comprehensive range of facilities including a Post Office, banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Transport communications are good. Malvern Link railway station is only a short distance away and Junction 7 of the M5 motorway south of Worcester is about eight miles.

Property Description

12 Meadway is a traditional single storey semi detached bungalow which enjoys a quiet setting in an established residential cul-de-sac. From its slightly elevated position it enjoys a view of the Malvern Hills. The current accommodation includes an entrance hall, a good sized lounge/dining room, fitted kitchen, two bedrooms and a bathroom with WC. The bungalow also has gas fired central heating (the boiler was installed in 2022) and UPVC double glazed windows.

Outside 12 Meadway stands on a larger than average plot which offers plenty of room to extend the existing accommodation. Within the curtilage there is off road parking for at least three vehicles and a detached garage. The mature garden has been attractively landscaped.

Canopy Porch

With light. Double glazed door leading into

Entrance Hall

Radiator, cloaks cupboard, telephone point, central heating thermostat and access to roof space (where the recently installed gas fired central heating boiler is located).

Kitchen 3.04m (9ft 10in) x 2.58m (8ft 4in)

Range of floor and eye level cupboards with worksurfaces and tiled surrounds. Integrated one and a half bowl stainless steel single drainer sink unit with mixer tap. Freestanding gas **COOKER** with four ring **HOB** and **OVEN**, eye level **GRILL** and extractor canopy (not tested). Radiator, double glazed window and door leading to

Rear Porch

Glazed to three aspects overlooking rear garden. Door leading to rear garden itself.





Lounge/Dining Room 4.90m (15ft 10in) x 3.59m (11ft 7in)
Fireplace with marble surround, mantel and hearth supporting gas fire (this fire has been condemned and will need to be replaced but will remain at the property). Radiator and sliding double glazed patio doors to rear garden.



Bedroom 1 4.16m (13ft 5in) x 3.59m (11ft 7in) max
including a range of fitted bedroom furniture comprising two double wardrobes with three cupboards above. Airing cupboard with hot water cylinder, immersion heater and programmers. Radiator and double glazed window to front aspect.

Bedroom 2 3.07m (9ft 11in) x 3.04m (9ft 10in)
Radiator and double glazed window to front aspect.

Bathroom 1.80m (5ft 10in) x 1.68m (5ft 5in)
Panelled bath with tiled surround and shower over. Pedestal wash basin with mirror above, close coupled WC, radiator, second mirror, wall mounted Dimplex heater, two towel rails and ring. Double glazed window.

Outside

A concrete driveway provides off road parking for three cars and leads directly to the

Detached Garage 4.96m (16ft) x 2.82m (9ft 1in)
With up and over door and light.

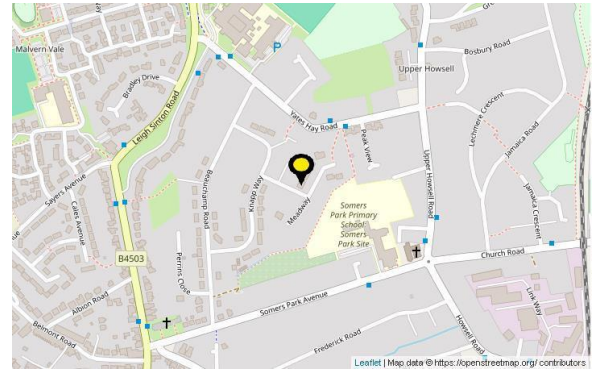


The property stands on a large corner plot. Immediately in front of the bungalow the garden is laid to lawn with a variety of very well established shrubs and roses. To the right of the driveway is a further area of ground mainly laid to concrete and hardstanding interspersed with shrubs and trees. From the driveway a pathway continues via a gated entrance into the rear garden which is again laid to lawn and has been attractively landscaped with well stocked shrub borders and trees including a lovely Magnolia. In one corner of the garden is a sheltered seating area approached under a timber archway and laid to gravel. Just outside the main lounge is raised timber decking which provides a further area for seating. Behind the garage is an external WC and a large garden **STORES** measuring about 12' x 6'. At strategic points there is external lighting and an outside tap.



Directions

From the agents office in Great Malvern proceed north along the A449 towards Worcester and Malvern Link. At the traffic lights at Link Top turn left towards Leigh Sinton and continue into Newtown Road and Leigh Sinton Road. On seeing Dyson Perrins School turn right into Yates Hay Road. Take the first turning right into Beauchamp Road and then first left into Knapp Way. Follow the road around, turning left again into Meadway. When in the cul-de-sac turn left at the first junction following the road road to the end where the bungalow will be seen 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 (70).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright - Encert Ltd Plan produced using PlanUp.

12 Meadway, Malvern

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ESTD 1981

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