

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A UNIQUE OPPORTUNITY TO PURCHASE A THREE BEDROOMED DETACHED HOUSE DATING BACK TO THE 1950'S ENJOYING A LOVELY SETTING IN ARGUABLY ONE OF GREAT MALVERN'S PREMIER RESIDENTIAL LOCATIONS WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND TRAIN STATION. APPROXIMATELY 1468 SQ FT SITTING IN A BEAUTIFUL MATURE GARDEN. OFF ROAD PARKING AND GARAGE. ENERGY RATING "D"

Albert Road South - Guide Price £675,000

90 Albert Road South, Malvern, Worcestershire, WR14 3DX

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 RICS®

90 Albert Road South

Location & Description

The property is located in arguably one of Great Malvern's premier locations approximately half a mile from the town centre and therefore within walking distance of a full range of amenities including shops, banks, Waitrose supermarket and the renowned theatre complex and the Splash leisure pool and gymnasium.

Transport communications are excellent with a mainline railway station, again within walking distance offering direct links to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway and Junction 1 of the M50 motorway at Worcester and Upton are both within easy commuting distance.

Educational facilities are second to none in both the state and private systems at primary and secondary levels. The elegant grounds of Malvern College are virtually on the doorstep and Malvern St James Girls School is only a few minutes away on foot and The Chase High School is less than half a mile away.

Property Description

90 Albert Road South is a very individual three bedroomed detached house dating back to the 1950's that provides spacious and versatile accommodation. It offers purchasers to put their own stamp on the house. It sits in a beautiful and mature wrap around garden that offers a private setting. The house is set back from the road behind a Malvern Stone wall and approached through a gated entrance onto a drive that offers off road parking and access to the garage.

A gravel path leads through the foregarden to the wooden, partially glazed door that gives access to

Porch

With light, tiled floor, double glazed windows to front and side and obscure glazed wooden door opening to

Entrance Hall

Carpet, two radiators, wall light, stairs to first floor. Door to

Sitting Room 5.55m (17ft 11in) x 3.69m (11ft 11in)

Dual aspect double glazed windows to front and rear overlooking the garden. Radiator, pendant light fitting, two wall lights, gas fire with tiled surround. Door to

Conservatory

Of wooden construction, double glazed surrounds, carpet, radiator, two wall lights. Door to garden.

Dining Room 4.03m (13ft) x 3.90m (12ft 7in) max into bay

Carpet, double glazed bay window to front overlooking the lovely garden, radiator, pendant light fitting and door to

Kitchen 3.10m (10ft) x 3.10m (10ft)

Carpet covering a tiled floor. Range of base and eye level units with worktop over, one and a half bowl stainless steel sink with mixer tap and drainer, double glazed window to rear,



partially tiled walls. Built in **OVEN**, gas **HOB**, extractor fan, fluorescent strip light, radiator and door to

Utility 2.45m (7ft 11in) x 1.91m (6ft 2in)

Carpet, glazed window to rear, wooden door to side giving access to the garden. Worktop with space for white goods below and space for fridge freezer. Central heating boiler, fluorescent strip light, radiator and integral door to garage.

Cloakroom

Carpet, partially tiled walls, spotlights, radiator, vanity wash hand basin, close coupled WC and glazed window to rear.

First Floor

Landing

Double glazed window. Radiator, carpet, access to loft space, two wall lights. Door to

Bedroom 1 4.37m (14ft 1in) x 4.06m (13ft 1in) max

Carpet, double glazed window to front and side. Radiator, two wall lights, pendant light fitting and built in wardrobe.

Bedroom 2 4.99m (16ft 1in) x 3.15m (10ft 2in)

Carpet, double glazed window to front, glazed window to side, radiator, two pendant light fittings and built in wardrobe.

Bedroom 3 3.69m (11ft 11in) x 2.25m (7ft 3in)

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

Bathroom

Carpet, pedestal wash hand basin, close coupled WC, double glazed window to rear, radiator step up to corner shower cubicle with mains power shower connected and to a sunken bath. Spotlights, radiator and partially tiled walls.

Outside

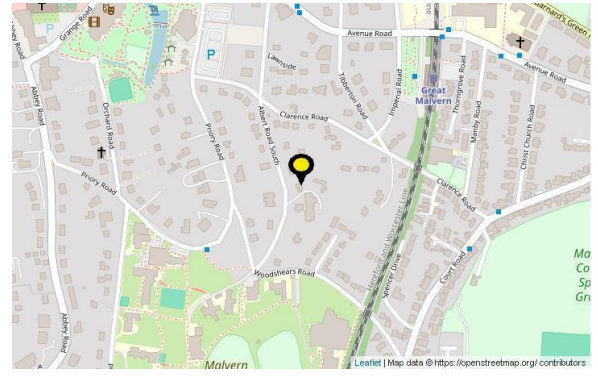
Garage

Accessed via an up and over door to the front and integral door from the utility room. Light and power connected and glazed window to side.

One of the main selling points of the house is the complete wrap around garden with a range of beautiful mature shrubs and trees. The garden is secluded and private. The front is laid to lawn with a range of shrubs and trees including a Willow and Silver Birch. To the left hand side there is a wooden **PERGOLA** and a patio area which is home to a well established Wisteria. To the right there is a path leading to the rear garden and a door giving access to the utility room.

Directions

From the centre of Great Malvern proceed down Church Street for a very short distance before turning right into Avenue Road. Continue downhill taking the second turn to the right into Albert Road South. Proceed across the next crossroads (at the junction with Clarence Road) and the property can be found on the right as indicated by the agents For Sale board.



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 "F"

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 (65).



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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.
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