

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A FANTASTICALLY POSITIONED AND WELL PRESENTED THREE BEDROOMED SEMI-DETACHED PROPERTY BENEFITING FROM SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT WITHIN CLOSE PROXIMITY TO THE LOCAL AMENITIES OF BARNARDS GREEN AND BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING, SOUTH FACING ENCLOSED REAR GARDEN, VIEWS TO THE MALVERN HILLS. EPC RATING "C"

Thirlstane Road - Guide Price £270,000

1 Thirlstane Road, Malvern, WR14 3PL



1 Thirlstane Road

Location & Description

1 Thirlstane Road is fantastically positioned close to the local amenities of Barnards Green which offers a wide range of amenities including independent shops, take aways, eateries, supermarket and community facilities. Further and more extensive amenities are available in the hillside town of Great Malvern including cinema and theatre complex, Waitrose supermarket and the Splash Leisure Centre.

Educational needs are well catered for at primary and secondary level in both the public and private sectors. The Chase Secondary School is within walking distance to the property.

The mainline railway station in Great Malvern provides direct links to Birmingham, Worcester, Hereford, London and South Wales and a bus network from Barnards Green provides access to neighbouring areas. Junction 7 of the M5 motorway lies just outside Worcester bringing the Midlands, South West and South Wales into an easy commute.

Property Description

1 Thirlstane Road offers spacious and versatile well presented accommodation throughout whilst enjoying a light and airy environment which benefits from a good sized enclosed south facing rear garden and fine views towards the Malvern Hills. The property is set back from the road and approached by a pedestrian path leading to the front door which sits underneath a storm porch where the obscured double glazed UPVC front door opens to the:

Entrance Hall

Carpet, radiator, door to cupboard, useful understairs recess, doors to sitting room, rear hall and kitchen diner. Pendant light fitting.

Dining Kitchen 4.78m (15ft 5in) x 3.25m (10ft 6in)

A lovely, sociable space enjoying a south facing aspect through the double glazed window and double glazed french double doors which open to the rear garden. A range of base and eye level units with a built-in OVEN and electric HOB over, a stainless steel sink and drainer with taps connected, tiled floor, two pendant light fittings, radiator, space for fridge freezer, separate worktop unit with cupboards below.

Sitting Room 4.78m (15ft 5in) x 3.33m (10ft 9in) (max point)

Carpets, double glazed window to the front, two pendant light fittings, radiator and door to the

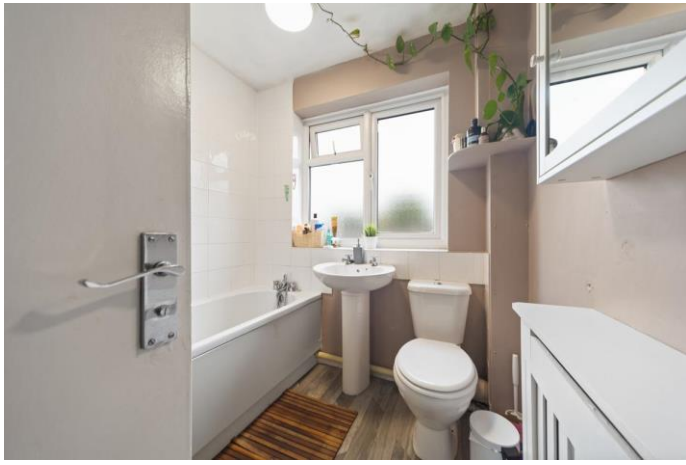
Rear Hallway

Double glazed door providing access to rear lobby, downstairs WC. Space for coat hooks, pendant light fitting.

WC

Tiled floor, wall mounted sink, partially tiled walls, pedestal wash hand basin and close coupled WC.





Rear Lobby

Obscure double glazed UPVC door opens to rear garden. Space and connection point for washing machine. Ceiling light point and door opening through to

Store

A useful storage space with shelving, power and light.

FIRST FLOOR

Landing

Carpet, doors to all rooms, airing cupboard, loft access point and pendant light fitting.

Bedroom 1 3.95m (12ft 9in) x 3.35m (10ft 10in)

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

Bedroom 2 4.54m (14ft 8in) x 2.63m (8ft 6in)

Carpet, pendant light fitting, radiator, double glazed window to the rear and views to the Malvern Hills.

Bedroom 3 3.25m (10ft 6in) x 2.89m (9ft 4in) (maximum point into recess)

Carpet, storage cupboard, double glazed window to the front, radiator, pendant light fitting.

Bathroom

Vinyl flooring. Obscured double glazed window to rear. Pedestal wash basin, close coupled WC, part tiled wall, bath with mains shower connected, ceiling light fitting, radiator.

Outside

The garden can be accessed via a rear gate, double glazed french patio doors from the kitchen/diner and the store. Directly outside of the french doors is a patio area which extends away from the property leading to the lawn, enclosed by a fenced and walled perimeter. A pathway leads from the patio to the rear gate which provides pedestrian access. The garden enjoys a south facing aspect to enjoy the sunshine throughout the day and benefits from external lighting.



Directions

From the centre of Great Malvern proceed down Church Street through the traffic lights continuing downhill into Barnards Green Road. Follow this route to the traffic island in the centre of Barnards Green taking the fourth exit to the right into Court Road. Proceed down this road and take the fourth turning on the right into Thirlstane Road where the property can be found on the left hand side as indicated by the agent's 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 infer 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

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 formerly 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 "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

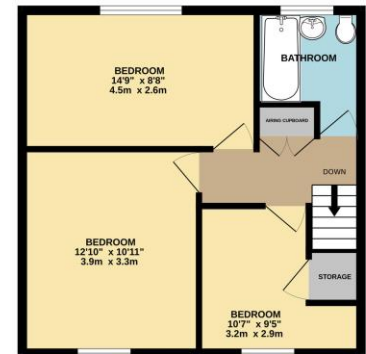
EPC

The EPC rating for this property is C (71).

GROUND FLOOR
496 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) approx.

Whilst every attempt 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 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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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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