

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A Wonderfully Situated Mid-Terraced House Situated In A Quiet Cul-de-Sac Location In This Popular Hamlet Of Madresfield And Having A Generous Rear Garden With Fine Views Over Open Farmland And To The Malvern Hills While Internally The Property Offers Well Presented Rooms Including Two Reception Rooms, Fitted Kitchen And Three Bedrooms. EPC Rating "D".

Waterloo Close - Guide Price £325,000

5 Waterloo Close, Malvern, WR13 5AG

3 2 1



5 Waterloo Close

Location & Description

The property enjoys a convenient position just two and a half miles north of Great Malvern and within one and a half miles of the well served centre of Malvern Link.

It is also within ten minutes walk of Morrison's supermarket and the retail park with outlets of Boots, Marks & Spencer and many other well known brands. Great Malvern itself offers a wider choice of facilities as well as the renowned theatre complex and the Splash leisure pool and gymnasium.

Transport communications are well catered for. There is a mainline railway station at Malvern Link and Junction 7 of the M5 motorway at Worcester is about six miles distant. There is a regular bus service running down the Worcester Road to both Malvern and Worcester.

As well as the convenience of the location being close to amenities, Waterloo Close enjoys a lovely rural environment close to open countryside.

Property Description

5 Waterloo Close is a beautifully presented mid-terraced property situated within this quiet cul-de-sac location. The property is initially approached via a stone chipped driveway allowing parking for vehicles and enclosed on two sides by the fenced perimeter to either side of the driveway flanked by mature planted beds. The obscured double glazed fanlight UPVC front door opens through to the living accommodation which is set over two floors and does offer the further for potential development into the loft space which already has two Velux window.

One of the key selling points of the property is the generous rear garden which allows for open views across farmland and up to the Malvern Hills.

Internally the living accommodation which is set over two floors benefits from gas central heating and double glazing and comprises in more detail of:

Entrance Hall

Stairs rise to first floor, ceiling light point, radiator. Engineered wood flooring flowing through an entrance into the dining room (described later) and further door opening through into

Sitting Room 5.40m (17ft 5in) x 3.41m (11ft)

Being a lovely dual aspect room flooded with natural light through the double glazed window to front and double glazed french doors opening and overlooking the rear garden to the field views beyond. Two ceiling light points, radiator.

Dining Room 3.18m (10ft 3in) x 3.02m (9ft 9in)

Double glazed window to front, ceiling light point, radiator, continued engineered flooring flows through from the entrance hall and through an entrance into the kitchen (described later). Useful alcove recess either side of the chimney breast.





Kitchen 2.06m (6ft 8in) x 3.38m (10ft 11in)

Fitted with a range of white fronted drawer and cupboard base units with chrome handles and a rolled edge worktop over and matching wall units. There is a stainless steel sink unit with mixer tap and drainer set under the double glazed window overlooking the rear garden. There is an integrated four ring electric **INDUCTION HOB** with stainless steel cooker hood over and single **OVEN** under. Space and connection point under counter for washing machine. Ceiling light point, tiled splashbacks, wall mounted boiler. Double glazed UPVC pedestrian door giving access to the covered veranda with access to the rear garden and useful store rooms (described later). Door opens through to the

Larder

With a glazed window to rear, ceiling light point and where the current owner has her fridge freezer and tumble dryer positioned so this is a useful and versatile cupboard.

First Floor Landing

Having double glazed window to rear and loft access point leading to the loft space with two glazed skylights and has the potential for further development into additional accommodation for the main residence subject to the relevant permissions being sought. Ceiling light point and doors opening through to

Master Bedroom 2.76m (8ft 11in) minimum x 4.68m (15ft 1in)

Having a double glazed window to front looking down the cul-de-sac to the open farmland and beyond. Two ceiling light points, radiator and useful double doored storage cupboard.

Bedroom 2 3.59m (11ft 7in) x 3.41m (11ft)

Double glazed window to front, a further generous double bedroom with two ceiling light points, radiator and useful shelved cupboard over stairs.

Bedroom 3 2.53m (8ft 2in) x 3.77m (12ft 2in)

A further double bedroom positioned to the rear of the property enjoying two double glazed windows with fine views over open farmland and glimpses of the Malvern Hills. Ceiling light point, radiator. Double doored wardrobe with hanging space and further cupboards over.

Bathroom

Fitted with white suite consisting of a low level WC, pedestal wash hand basin and panelled bath with electric shower over. Floor and splashbacks in complimentary tiling. Ceiling light point, obscured double glazed window to rear and radiator.

Outside

Directly outside the rear pedestrian door from the kitchen is a covered veranda and a gated access to the shared side passageway with the adjoining neighbour. From this veranda doors open to useful storage spaces, the larger of which measures 5'5 x 8'1 with a glazed window, light and power. To the rear of this block of rooms is a further store 5' x 8'1 with a lockable door and glazed window. Extending away from the property is a paved patio area making for a wonderful seating area where the pleasures of this setting can be enjoyed. The garden is mainly laid to lawn interspersed with shaped and planted beds with mature trees and raised vegetable beds. The garden is enclosed by a fenced perimeter and to the rear a picket fence allows fantastic views to be enjoyed across open farmland to the Malvern Hills beyond. The garden further benefits from light point and water tap.

Directions

From the centre of Great Malvern proceed along the A449 north towards Worcester. Continue past the common on your right hand side and the fire and railway stations on your left into the commercial centre of Malvern Link. Carry on across two sets of traffic lights leaving the built up area. At the outskirts of town you will come to a roundabout. Continue straight on towards Worcester. After approximately 100 yards past the roundabout bear right, signposted to Madresfield. At the junction turn right then take the 1st right into North End Lane. Take the first right into Waterloo Close and the property can be found at the head of the cul-de-sac 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 has a flying freehold with part of the bedroom passing across the top of the shared alleyway.

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

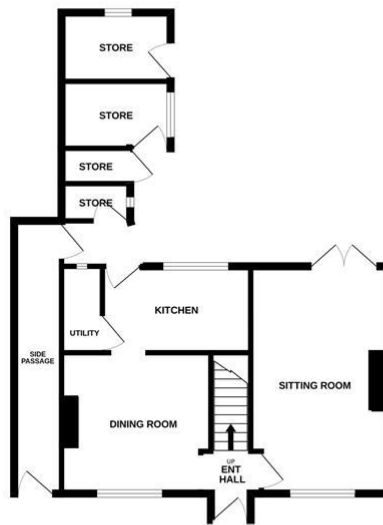
COUNCIL TAX BAND "B"

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

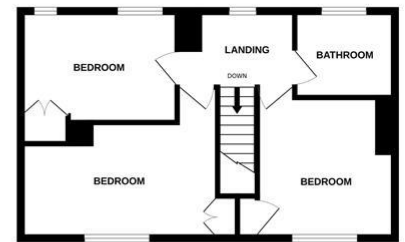
EPC

The EPC rating for this property is D (61).

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



5 WATERLOO CLOSE

TOTAL FLOOR AREA: 1037 sq.ft. (96.3 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 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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EST. 1981

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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.

