

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A BEAUTIFULLY SITUATED EXTENDED THREE BEDROOM PERIOD DETACHED PROPERTY DATING BACK TO THE 1930'S BOASTING MANY OF ITS ORIGINAL FEATURES WHICH IS IN NEED OF SOME COSMETIC REFURBISHMENT AFFORDING FINE VIEWS FROM THE FRONT ASPECT TO THE MALVERN HILLS. DOUBLE GLAZING THROUGHOUT, OFF ROAD PARKING, GAS CONNECTED TO THE PROPERTY. NO ONWARD CHAIN. EPC "F".

## Hayslan Avenue – Guide Price £360,000

15 Hayslan Avenue, Malvern, Worcestershire, WR14 2RQ

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# 15 Hayslan Avenue

## Location & Description

The property enjoys a lovely setting in an established residential neighbourhood approximately half a mile from the busy and well served neighbourhood of Malvern Link and just over a mile from the larger historic and cultural town of Great Malvern, both of which offer a comprehensive range of amenities. In Great Malvern there are shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. In Malvern Link there are further shops, supermarkets and two service stations. Malvern's main retail park is only a short distance away and transport communications are excellent. There are mainline railway stations in both Great Malvern and Malvern Link and Junction 7 of the M5 motorway at Worcester is only about seven miles. Educational facilities are extremely well catered at both primary and secondary levels in both the state and private sectors and include the likes of Malvern College, Malvern St James along with the Chase Secondary School.

## Property Description

15 Hayslan Avenue is a beautifully situated detached property which was built in the 1930's benefitting from many of its original period features which has been in the same family for many years. The property which benefits from a single storey extension to the rear is located in a highly convenient and sought after cul-de-sac position.

One of the key selling points of the property is its glorious views to the Malvern Hills and the front aspect, along with the potential to modernise throughout. The property is set back from the road behind a mature foregarden with planted beds enclosed with a fenced perimeter. It has a westerly aspect with a pedestrian path to the left hand side and to the right of the property is a driveway which allows for ample parking whilst giving access to the private and secure enclosed rear garden can be accessed from either side of property.

The accommodation in more detail comprises

### Entrance Hall

Carpet, pendant light fitting, double glazed window to the side, doors to kitchen, sitting and dining room. Two understairs storage cupboards, one with a glazed window. Stairs to first floor.

### Sitting Room 3.92m (12ft 8in) x 3.54m (11ft 5in) (into the alcove)

Carpet, double glazed bay window to the front with views to the Malvern Hills, pendant light fitting and gas fire (condemned).

### Dining Room 3.87m (12ft 6in) x 3.23m (10ft 5in) (into the alcove)

Carpet, pendant light fitting, gas fire (condemned), sliding patio door to

### Conservatory 2.58m (8ft 4in) x 2.42m (7ft 10in)

Built of brick and UPVC construction providing a lovely overview of the mature rear garden, tiled floor, electric radiator, pendant light fitting and fan.

### Kitchen 5.37m (17ft 4in) x 2.14m (6ft 11in) (max point)

Vinyl flooring, double glazed window to the rear and side, partially tiled walls with a range of base and eye level units, space for gas





cooker, space for washing machine and fridge freezer, one and a half stainless steel sink and drainer with mix taps, two strip lights and a sliding door giving access to the side porch.

#### Side Porch

Vinyl flooring, obscured double glazed door giving access to the side passage which leads to the garden and door to WC and ceiling light fitting.

#### WC

Pedestal wash hand basin, low level WC and obscured double glazed window to the rear, partially tiled walls and pendant light fitting.

#### First Floor

#### Landing

Doors to all rooms, loft access point, carpet.

#### Bedroom 1 3.87m (12ft 6in) x 3.54m (11ft 5in) (max point)

Views to the Malvern Hills, electric storage heater, double glazed bay window to the front and pendant light fitting.

#### Bedroom 2 3.69m (11ft 11in) x 2.87m (9ft 3in) (max point)

Carpet, double glazed window to the rear, built-in storage cupboard, storage heater, ceiling light fitting.

#### Bedroom 3 2.63m (8ft 6in) x 2.14m (6ft 11in)

Carpet, double glazed window to the rear, ceiling light fitting and storage heater.

#### Bathroom

Partially tiled walls, obscured double glazed window to the rear, panelled bath, pedestal wash hand basin, low level WC and ceiling light fitting.

#### Outside

#### Rear Garden

This is a beautiful, mature and secluded rear garden benefitting from a range of lovely shrubs and flowers giving colour all year round. There is a greenhouse and a further patio area to the rear. Gated access to both sides of the property which can also be accessed via the side porch door and the conservatory. External water tap.

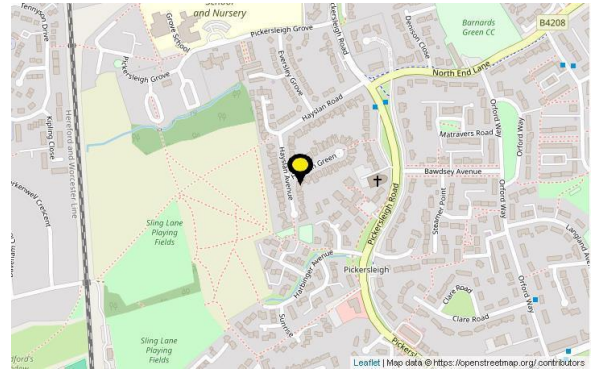
#### Agents Note

Gas is connected to the property but there is no central heating.



## Directions

From the agents office in the centre of Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After half a mile proceed through the traffic lights at Link Top continuing on downhill with the common on your righthand side. Pass both the railway and fire stations on your left and at the bottom of the common turn right into Pickersleigh Road. Follow this route for a short distance along the bottom of the common bearing left and continuing to Pickersleigh Road and a T Junction. Turn right into Pickersleigh Road at the traffic lights turn right into Hayslan Road and then take the next left into Hayslan Avenue and the property will be found on the left 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

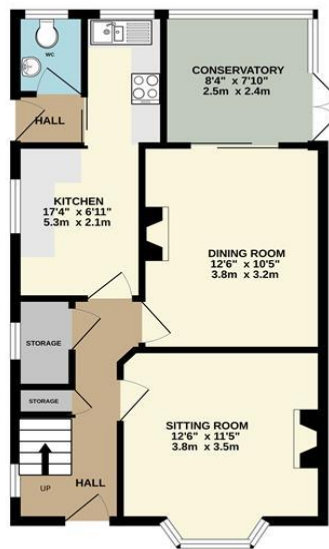
COUNCIL TAX BAND "D"

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

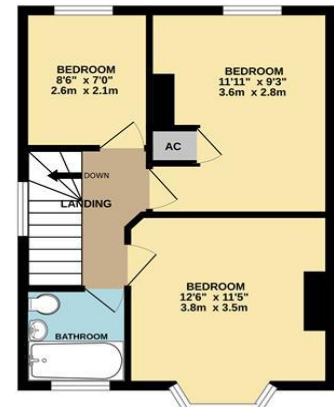
## EPC

The EPC rating for this property is F (21).

GROUND FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA: 923 sq.ft. (85.8 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. Made with Metropack C2024

## 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.



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

