

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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IN NEED OF REFURBISHMENT, A VICTORIAN TWO BEDROOMED MID TERRACE RESIDENCE IN A POPULAR AND CONVENIENT RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES. SITTING ROOM, DINING ROOM, KITCHEN AND BATHROOM. DOUBLE GLAZING, GARDEN WITH OUTDOOR STORE. ENERGY RATING "F" NO CHAIN

Belmont Road – Offers In Excess Of £150,000

121 Belmont Road, Malvern, WR14 1PN

2 2 1



121 Belmont Road

Location & Description

Situated in a popular and much sought after residential district close to local amenities. The Victorian hillside town of Great Malvern is close by and there are a number of high street names, restaurants, coffee shops and community facilities. Further and more extensive shops are available on the retail park in Townsend Way or in the city of Worcester.

Transport facilities are excellent with Malvern offering a mainline railways station offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just south of Worcester brings The Midlands, South West and South Wales into an easy commute.

Educational facilities are well catered for both at primary and secondary levels in the public and private sectors.

Property Description

121 Belmont Road is a wonderfully located Victorian, mid-terrace residence in need of refurbishment. Set back from the road behind a paved foregarden with paved pedestrian path leading to the front door that opens to the accommodation that has double glazing throughout and views from the rear aspect to the Malvern Hills.

The accommodation in more detail comprises:

Sitting Room 3.18m (10ft 3in) x 3.02m (9ft 9in) max into recess

Gas fire, pendant light fitting, double glazed window to front and door to

Dining Room 3.18m (10ft 3in) x 3.87m (12ft 6in) max into recess

Understairs cupboard, gas fire, double glazed window to rear. Stairs to to first floor, pendant light fitting and door to

Kitchen 3.35m (10ft 10in) x 2.27m (7ft 4in)

Obscure double glazed UPVC door opening to outside. Double glazed window to side and rear. Range of base and eye level units with worktop over, stainless steel sink and drainer, built in FRIDGE FREEZER, gas HOB and OVEN, space for washing machine, tiled walls and pendant light fitting.





First Floor

Bedroom 1 3.20m (10ft 4in) x 2.92m (9ft 5in) max into recess

Double glazed window to rear with view to the Malvern Hills. Pendant light fitting and door to

Bathroom

Airing cupboard, access to loft space, obscure double glazed window to rear, vinyl flooring, low level WC, pedestal wash hand basin, panelled bath, partially tiled walls and pendant light fitting.

Bedroom 2 3.18m (10ft 3in) x 3.02m (9ft 9in) max into recess

Pendant light fitting, double glazed window to front.

Outside

An outdoor store can be found to the rear of the property. There is a shared pedestrian path with the neighbouring property leads across the communal pathway that gives pedestrian access to the row of terraces from Cowleigh Bank. Beyond this is a pedestrian gate that leads to the shared path and gives access to the garden for 121 Belmont Road which is positioned to the right and affords nice views to the Malvern Hills. Lawn with Apple Tree and GREENHOUSE.

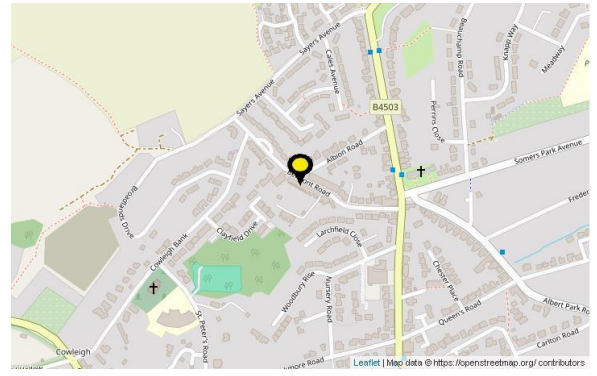
Agents Note

There is gas connected to the property but no central heating.



Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Link Top. At the traffic lights turn left and around into Newtown Road. Take the fourth turning on the left into Belmont Road. The property will be found on the left hand side as indicated by the agent's 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 "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 F (31).

GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, 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 on such by any prospective purchaser. This network, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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