

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A DECEPTIVELY SPACIOUS THREE/FOUR BEDROOMED MID-TERRACED PERIOD HOUSE SITUATED WITHIN THIS POPULAR LOCATION AND AFFORDING FAR REACHING VIEWS ACROSS THE SEVERN VALLEY. EPC RATING "D"

North Malvern Road - Guide Price £300,000

66 North Malvern Road, Malvern, WR14 4LX

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66 North Malvern Road

Location & Description

Situated in a superb and most convenient location within walking distance access to the Malvern Hills and the historic Victorian town of Great Malvern which offers a range of amenities including well known shops as well as an extensive range of independent retailers, eateries, restaurants, takeaways, community facilities as well as the renowned Malvern Theatre with concert hall and cinema. Further and more extensive amenities are available on the retail park in Townsend Way or in the city of Worcester.

Transport communications are excellent with a mainline railway station in Malvern Link and Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus route runs down the Worcester Road connecting the neighbouring areas. Junction 7 of the M5 motorway is positioned just outside Worcester bringing The Midlands, South West and South Wales into an easy commute.

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

Property Description

66 North Malvern Road is a delightfully situated period terraced residence offering deceptively spacious living accommodation set over four floors and from the rear aspect affording fine and panoramic views across the Severn Valley while to the front the house looks up to the hills beyond.

Initially the property is approached via a wrought iron pedestrian gate set into the walled perimeter with a slate chipping easy to maintain foregarden leading to the front door opening to the living accommodation which benefits from double glazing and gas central heating.

The double glazed front door opens to the living accommodation which comprises in more detail of:

Entrance Hall

Ceiling light point, radiator, stairs descending to the lower ground floor while a four panelled door opens through to

Sitting Room 4.96m (16ft) x 3.80m (12ft 3in)

Double glazed bow window to front looks up to the Malvern Hills. There is a balustraded staircase rising to the first floor with useful understairs storage cupboard. A living flame effect gas fire is set into the fireplace and there is a ceiling light point, radiators and doorway opening through to

Bedroom 4/Office 2.27m (7ft 4in) x 3.20m (10ft 4in)

A flexible space positioned to the rear of the property enjoying the fine panoramic views across the Severn Valley through the double glazed window. The room is currently used as an occasional bedroom and office by the current owner but has versatility in its use. Ceiling light point, radiator and loft access point.

Lower Ground Floor

Reached via a staircase descending from the entrance hall. This is an open plan living dining kitchen which is ideal for family living and is divided into two main areas comprising in more detail of





Kitchen 4.75m (15ft 4in) x 4.68m (15ft 1in) maximum

Fitted with a range of drawer and cupboard base units with chrome handles and matching wall units. Sunk into the worktop and beneath a double glazed window is a one and a half bowl stainless steel sink unit with mixer tap. There is space and connection point for gas cooker, washing machine and dishwasher. Inset ceiling spotlights, tiled splashbacks. A useful breakfast bar return divides the kitchen from the

Dining Room 2.87m (9ft 3in) x 3.25m (10ft 6in)

Positioned to the rear of the property making a wonderful area for entertaining and enjoying a double glazed window and double glazed pedestrian door giving access and overlooking the lovely enclosed garden. Ceiling light point, radiator.

A door from the kitchen opens through to

Cloakroom

Having a useful understairs storage cupboard fitted with a low level WC and wall mounted wash hand basin with tiled splashback, radiator, ceiling light point and wall mounted extractor fan.

First Floor Landing

Ceiling light point, double glazed window to rear with fine views and a staircase rising to second floor. Four panelled wooden door opens through to shower room (described later) and further door opens through to

Bedroom 1 2.84m (9ft 2in) x 4.93m (15ft 11in)

Double glazed window to front looking up to the Malvern Hills. Ceiling light point, radiator. A good sized double bedroom.

Shower Room

Fitted with a white low level WC, pedestal wash hand basin and walk-in shower enclosure with thermostatic controlled rainfall and hand held shower over. Ceiling light point, tiled splashbacks, two useful storage cupboards one of which houses the wall mounted gas fired boiler. Double glazed window to rear takes in the fine views.

Second Floor Landing

Ceiling light point, loft access point, Velux double glazed skylight to rear and doors opening through to

Bedroom 2 2.87m (9ft 3in) x 4.37m (14ft 1in)

Double glazed window looks up to the Malvern Hills. Ceiling light point, exposed ceiling timber. Radiator and vanity wash hand basin with splashbacks.

Bedroom 3 2.22m (7ft 2in) x 3.04m (9ft 10in)

Positioned to the rear of the property with fine views through the double glazed window across the Severn Valley. Ceiling light point, radiator.

Separate WC

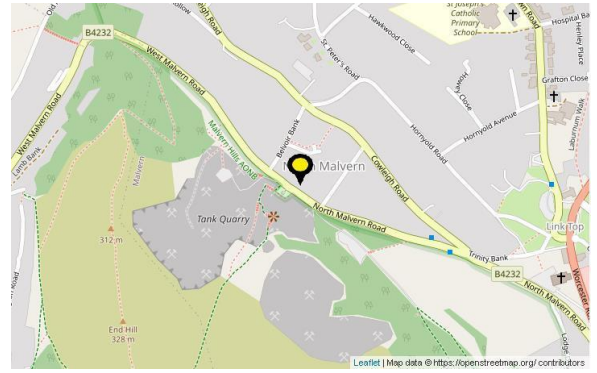
Fitted with a low level WC, wall mounted wash hand basin with splashbacks, light point and Velux double glazed skylight. Radiator.

Outside to the rear

A paved patio area extends away from the property leading to the lawn with planted beds to either side. A further paved seating area where the pleasures of this setting can be enjoyed. The whole garden is enclosed by a fenced perimeter with herbaceous planted beds and further benefits from a wooden shed.

Directions

From the agents office proceed north along the A449 towards Malvern Link and take the first fork left into North Malvern Road. Continue along North Malvern Road passing the right hand turn into Cowleigh Road after a short distance the property will be found on the right hand side 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 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 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).



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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 floorplan 02024



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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.

