

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MODERN WELL PRESENTED TWO BEDROOM END OF TERRACE PROPERTY SITUATED IN A QUIET CUL-DE-SAC LOCATION IN A POPULAR AND CONVENIENT RESIDENTIAL AREA BENEFITTING FROM COMMUNAL OFF ROAD PARKING, ENCLOSED REAR GARDEN, VIEW TO THE MALVERN HILLS AND OFFERED WITH NO ONWARD CHAIN. EPC "C".

Challenger Close – Guide Price £215,000

16 Challenger Close, Malvern, Worcestershire, WR14 2NN

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16 Challenger Close

Location & Description

The property enjoys a convenient location approximately a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops, banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The bustling centres of Barnards Green and Malvern Link are both less than a mile away and again offer a good range of independent shops, Co-Op supermarket, takeaways, eateries and community facilities.

Transport communications are excellent with mainline railway stations at Great Malvern and Malvern Link which offer direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, south west and south Wales into an easy commute. A regular bus service runs down Pickersleigh Road connecting the neighbouring areas with Worcester and Malvern.

Educational facilities are extremely well catered for in the area with highly regarded primary and secondary schools nearby.

Property Description

16 Challenger Close is a well presented and maintained end of terrace modern property providing a fantastic opportunity for the likes of first time buyers or investment purchasers. The property has a fantastic outlook from the rear towards the Malvern Hills and benefits from a west facing enclosed rear garden. 16 Challenger Close is set back from the road and steps lead up through the lawned foregarden via the front door which is set underneath the storm porch and an external water tap and this opens to the

Entrance Hall

With tiled floor, ceiling light fitting, radiator, doors to the sitting room and archway open to the

Kitchen 2.42m (7ft 10in) x 2.40m (7ft 9in)

Continued tiled flooring, ceiling light fitting, range of base and eye level units, worktop over, one and a half sink and drainer with mixer tap. Double glazed window to the front, FRIDGE/FREEZER, WASHING MACHINE, free standing OVEN, extractor fan, partially tiled walls.

Sitting/Dining Room 4.88m (15ft 9in) x 3.87m (12ft 6in)

Carpet, radiator, pendant light fitting, spiral staircase to the first floor, double glazed french doors to the garden with a view up to the Malvern Hills.





First Floor

Carpet, doors to all rooms, loft access point, ceiling light fitting, landing.

Bedroom 1 3.87m (12ft 6in) x 2.45m (7ft 11in)

Carpet, pendant light fitting, radiator, double glazed window to the rear with view to the hills.

Bedroom 2 3.87m (12ft 6in) x 2.42m (7ft 10in)

Carpet, double glazed window to the front, radiator, pendant light fitting, built-in cupboards, one housing the boiler.

Bathroom

Tiled floor, double glazed obscured window to the side, close coupled WC, pedestal wash hand basin, panelled bath with electric shower connected. Heated towel radiator, ceiling light fitting and extractor fan.

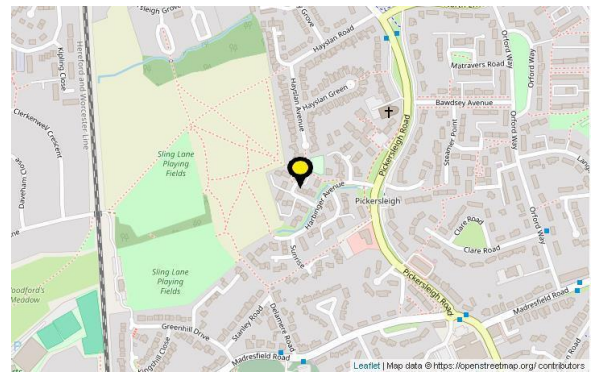
Outside

The rear garden is accessed by the double glazed french doors from the sitting room with potential to install a side gate which leads to the undercover side passage ideal for storage. The low maintenance paved west facing garden with lovely views up to the Malvern Hills, two slate borders and mature shrubs. There is a secure gate to the rear which leads to the communal parking area and external lighting.

To the left of the terrace it gives access to the communal parking which sits to the rear of the property.

Directions

From the agent's office in Great Malvern proceed down Church Street over a set of traffic lights and take the fifth turning to the left into Madresfield Road. Continue down to the mini roundabout and turn left onto Pickersleigh Road. Take the second left turn into Harbinger Avenue and follow the road round taking the second right turn in Challenger 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 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

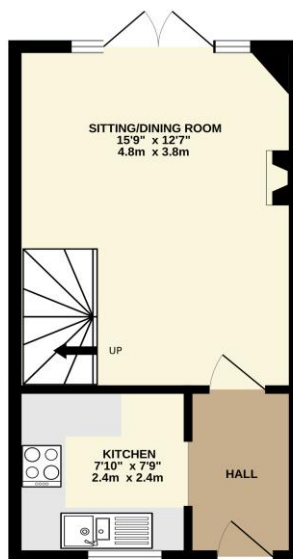
COUNCIL TAX BAND "B"

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

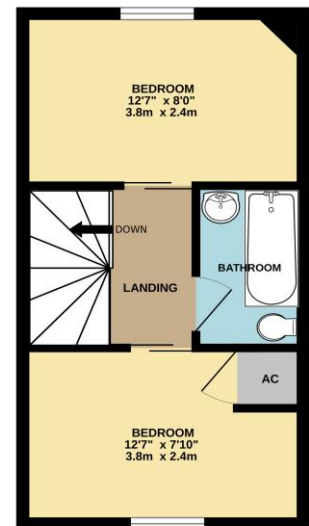
EPC

The EPC rating for this property is C (73).

GROUND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 587 sq.ft. (54.5 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 Metropix (12/2024)

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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