

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A FANTASTICALLY POSITIONED DETACHED BUNGALOW SITUATED IN A QUIET CUL-DE-SAC LOCATION WITHIN A POPULAR AND MUCH SOUGHT AFTER LOCATION. THE ACCOMMODATION BENEFITS FROM DOUBLE GLAZING, OFF ROAD PARKING, GARAGE AND GARDEN WHILST INTERNALLY IT BENEFITS FROM TWO BEDROOMS, LIVING ROOM, UTILITY SPACE AND FITTED KITCHEN. ENERGY RATING "F" NO CHAIN

## Dalbury Close - Guide Price £285,000

2 Dalbury Close, Malvern, WR14 1HU

2 1 1





## 2 Dalbury Close

### Location & Description

The property enjoys a convenient position within walking distance of the busy neighbourhood of Malvern Link where there is a wide range of local amenities including supermarkets, shops, a bank, Post Office and takeaways. Less than a mile away is Malvern's main retail park where there are a number of familiar high street names including Marks & Spencer, Boots and others. The centre of the cultural and historic town of Great Malvern is also less than a mile away. Here there is an even more comprehensive range of shops and banks, Waitrose supermarket and the renowned theatre and cinema complex.

Transport communications are excellent. Malvern Link railway station is less than five minutes away on foot and Junction 7 of the M5 motorway at Worcester is about eight miles distant. Malvern Link common is also only a few minutes walk away.

### Property Description

2 Dalbury Close is a detached bungalow situated in a quiet cul-de-sac location. Properties in this location are not often available and this is a highly desirable bungalow which has been looked after over the years but is now in need of some cosmetic refurbishment but does benefit from double glazing.

The property is initially set back from the road behind a lawned foregarden with planted shrub beds enclosed by a fenced perimeter. Double wrought iron vehicular gates give access to the driveway allowing parking for vehicles and giving access to an attached single garage.

A paved pedestrian path extends across the front of the property and leads to an obscure double glazed UPVC front door that is set back behind a recessed storm porch and opens to the living accommodation which in more detail comprises:

### Entrance Hall

L shaped with two ceiling light point and airing cupboard with double doors housing the hot water cylinder and shelving. Access to loft space and doors to

### Sitting Room 3.64m (11ft 9in) min x 4.59m (14ft 10in)

Positioned to the front of the property and enjoying a double glazed window. Ceiling light point, coving to ceiling. Tiled fireplace with mantel and hearth.

### Kitchen 3.04m (9ft 10in) x 3.04m (9ft 10in)

Fitted with a range of modern drawer and cupboard base units with chrome handles and a worktop over, set into which is a stainless steel sink unit with mixer tap and drainer under a double glazed window overlooking the rear garden. Wall mounted cupboard. Space and connection point for electric cooker and undercounter washing machine as well as space for a full height fridge freezer. Obscure glazed wooden door giving access to utility, ceiling light point and tiled splashbacks.





#### **Utility Area 2.27m (7ft 4in) x 2.61m (8ft 5in)**

Converted from the original outbuildings with an obscure glazed window to side and obscure glazed wooden door giving access to the rear garden. Light point. Door to garage (described later).

#### **Bedroom 1 3.90m (12ft 7in) x 3.35m (10ft 10in)**

Positioned to the front of the property with double glazed window, ceiling light point and coving to ceiling. Range of fitted wardrobes with cupboards over incorporating hanging and shelf space.

#### **Bedroom 2 3.15m (10ft 2in) x 3.35m (10ft 10in)**

A lovely dual aspect room with double glazed windows to rear and side. A good size double bedroom with ceiling light point.

#### **Bathroom**

Pedestal wash hand basin, panelled bath, obscure double glazed window to rear. Tiled splashbacks and tiled splashbacks. Ceiling light point.

#### **Separate WC**

Obscure double glazed window to rear, ceiling light point, low level WC.

#### **Outside**

The garden wraps around the property to three sides and is laid to lawn and enclosed by a hedge and fenced perimeter. Pedestrian gated access to front from either side of the property. Extending across the rear of the property is a paved patio area.

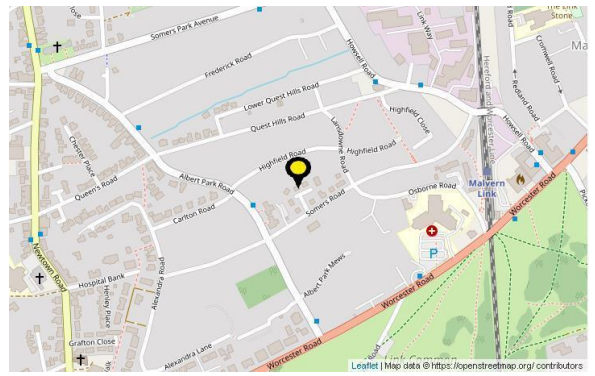
#### **Garage 5.11m (16ft 6in) x 2.61m (8ft 5in)**

Up and over door to front, obscure glazed window to side and light. Door to utility area.



## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately quarter of a mile continue through a set of traffic lights at Link Top. The road begins bear downhill to the right alongside Malvern Link common. Follow this route through the next set of traffic lights. After approximately 100 metres turn left into Albert Park Road. Follow this route for a short distance where at a crossroads turn right into Somers Road. Proceed along this route for a short distance then turn left into Dalbury Close where the property can be found as indicated by the agents For Sale board.



## Services

We have been advised that mains electricity, water and drainage 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

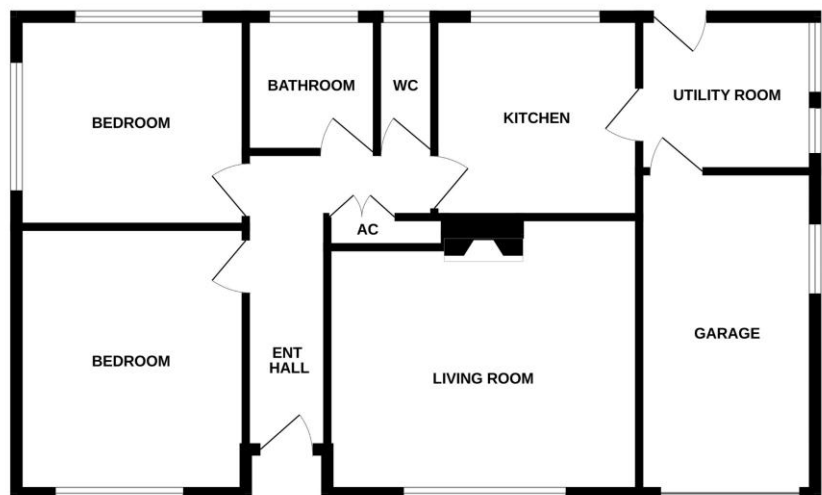
COUNCIL TAX BAND "D"

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 (30).

GROUND FLOOR  
849 sq.ft. (78.9 sq.m.) approx.



2 DANBURY CLOSE

TOTAL FLOOR AREA: 849 sq.ft. (78.9 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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## 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.

