

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN OPPORTUNITY TO PURCHASE AN INDIVIDUAL TWO BEDROOMED DETACHED BUNGALOW IN AN ELEVATED POSITION AFFORDING FINE VIEWS AND DATING BACK TO THE LATE 1800'S. SITUATED ON A CORNER PLOT IN A CONVENIENT POSITION CLOSE TO ALL THE LOCAL AMENITIES IN MALVERN LINK AND GREAT MALVERN. EPC 'E'.

Boundary Cottage - Guide Price £235,000

10 Old Hollow, West Malvern, WR14 4NP

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Boundary Cottage, 10 Old Hollow

Location & Description

The property is well placed for good local amenities at Link Top where there are shops, a bus service and church. Close by is Northleigh Primary school in St Peter's Road and there are many walks to be enjoyed across the Malvern Hills.

The centre of Great Malvern is within one mile and offers a wider range of shops, banks, building societies, Post Office, restaurants and the Waitrose supermarket.

Malvern as well as being famous for its range of hills is also renowned for its tourist attractions to include the theatre complex with concert hall and cinema and there are many sporting facilities available to include the Splash leisure centre and the Manor Park Sports Club.

Transport communications are excellent with two mainline railway stations at Malvern having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and all parts of the country within easy commuting time.

Educational needs are well catered for with primary schools in the area together with Dyson Perrins secondary school in Yates Hay Road.

Property Description

Boundary Cottage offers potential purchasers the opportunity to put their own stamp on this high individual, two bedroomed detached bungalow that occupies an elevated, corner plot position with lovely views over the Severn Valley in a popular and much sought after location. The property benefits from a lovely mature garden and cellarge and recently installed boiler. There are two double bedrooms and gas fired central heating.

The property is approached from the road down a flight of steps that gives access to a wooden gate the opens to the enclosed garden. Paved stepping stone lead to a raised patio area which gives access to a door opening to

Sun Room 4.65m (15ft) 0 x 2.37m (7ft 8in)

Built of wood and glazed construction providing a lovely view over the Severn Valley retaining original charm. Wooden floor, wall light and door opening to

Sitting Room 3.72m (12ft) x 3.41m (11ft) max

Carpet, pendant light fitting, double glazed window overlooking the garden and offering views over the Severn Valley. Radiator, feature brick fireplace with tiled hearth. Doors to kitchen (described later) and door to

Bedroom 3.41m (11ft) x 3.72m (12ft)

Carpet, double glazed window to front and side offering lovely views. Obscure double glazed window to side, pendant light fitting and radiator.





Kitchen 3.54m (11ft 5in) x 3.02m (9ft 9in) max

Vinyl flooring, access to loft space, pendant light fitting. Gas boiler, double glazed window to front, range of base and eye level units with worktop over, stainless steel sink with drainer and mixer tap. Space for fridge freezer, space of cooker, partially tiled walls, radiator. Doors to further bedroom and to

Shower Room

Vinyl flooring, tiled shower cubicle with mains shower connected, close coupled WC, pedestal wash hand basin, radiator, ceiling light fitting, extractor fan and obscure double glazed window to rear.

Bedroom 3.41m (11ft) x 3.30m (10ft 8in)

Carpet, double glazed window with views to front, radiator, built in wardrobes and double glazed window to side, pendant light fitting.

Outside

The rear garden of the property occupies a corner plot position which is enclosed and accessed via wooden gate from Old Hollow. A path leads through and up to a raised patio area from where the fabulous views over the Severn Valley can be enjoyed. The remainder of the garden is laid to lawn with an apple tree and mature aspect providing colour and interest throughout the year.

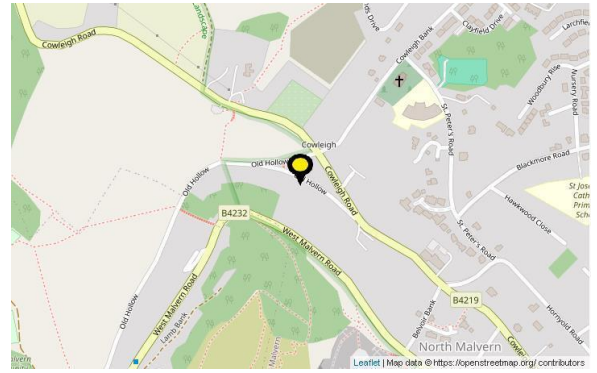
Cellar/Storage Area

Accessed from the garden and split into two rooms with electric power and lighting. Ideal for storage.



Directions

From the agents office in Great Malvern proceed north along the A449 towards Worcester for a short distance. Turn left signposted to Bromyard into North Malvern Road, take the first turning on the right into Cowleigh Road, continue along this road and on seeing a sharp righthand downhill bend proceed straight on into Old Hollow. On reaching the junction Boundary Cottage 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 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

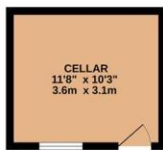
COUNCIL TAX BAND "B"

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 E (50).

CELLAR
128 sq.ft. (11.9 sq.m.) approx.



GROUND FLOOR
689 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA - 788 sq.ft. (73.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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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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