

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ATTRACTIVE SEMI DETACHED PERIOD COTTAGE REQUIRING FULL RENOVATION AND REFURBISHMENT OFFERING THREE BEDROOMED ACCOMMODATION WITH A PORCH, SITTING ROOM, KITCHEN/BATHROOM, A GOOD SIZE GARDEN AND PRIVATE PARKING. ENERGY RATING E. NO CHAIN

Pickersleigh Road - Offers in the region of £160,000

283 Pickersleigh Road, Malvern, WR14 2QS

 3  1  1



283 Pickersleigh Road

Location & Description

The property enjoys a convenient location less than a mile from the centre of Great Malvern where there is a comprehensive range of amenities including a Waitrose supermarket, two banks, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The thriving neighbourhoods of Barnards Green and Malvern Link are also close at hand, both of which provide a full range of shops, retail outlets, takeaways etc. Malvern's main retail park which boasts a number of familiar High Street names is approximately a mile away. The house falls within the catchment area of several highly regarded schools at both primary and secondary levels.

Property Description

283 Pickersleigh Road is a traditional two storey semi detached period cottage. Sadly it has been the subject of very little investment over the years and now requires full renovation and refurbishment.

Approached from the rear of the property via an entrance porch the property has a sitting room, a kitchen (which doubles as a bathroom) and three bedrooms. Outside, a good size garden has been somewhat neglected over the years but does offer a potential buyer a real opportunity to create a lovely setting. A partly made up driveway provides extensive parking and leads to the rear of the house where there is a small outhouse which comprises an external WC and fuel store. There are also the remains of a now derelict lean-to/carport in the rear garden.

Potential buyers should also be aware of the fact that the current water supply is shared with the neighbouring property which runs through the kitchen of number 283 into number 281 Pickersleigh Road. The owner of number 281 would ideally like to come to an arrangement with the successful buyer of number 283 to separate this supply so that each property has its own source of water. The selling agents will be happy to discuss this matter.

Ground Floor

Part Glazed Porch (to the rear of the property)

With shelving, quarry tiled floor and inner door leading to

Hall

Understairs cupboard, door leading to kitchen/bathroom (described later) and to

Sitting Room 4.18m (13ft 6in) x 3.72m (12ft)

Gas fire (not certified for use) and window to front aspect.

Lobby

With stairs leading to first floor and door leading to

Larder 2.66m (8ft 7in) x 0.93m (3ft)

With window to front aspect.





Kitchen/Bathroom 2.58m (8ft 4in) x 2.42m (7ft 10in)

Single drainer stainless steel sink unit with cupboards below. Fitted bath, water heater (not certified for use), gas cooker, mirrored cabinet and ceiling mounted clothes dryer.

First Floor

Landing

Window to side aspect.

Bedroom 1 3.77m (12ft 2in) x 3.49m (11ft 3in) max

Sealed fireplace and window to front aspect.

Bedroom 2 2.58m (8ft 4in) x 2.40m (7ft 9in)

With window to rear aspect.

Bedroom 3/Box Room 3.72m (12ft) x 1.47m (4ft 9in)

Window to front aspect and access to roof space.

Outside

A gated, partly made up driveway leads through the front garden via the side of the house to the rear of the property. This is capable of providing extensive off road parking. The front garden is mainly laid to lawn with former herbaceous and shrub borders (now somewhat neglected), shrubs and a large conifer tree. To the rear of the property are further trees and shrubs, fenced boundaries and what remains of a former lean-to/carport. Attached to the rear of the property is a brick **OUTHOUSE** split into an external WC and fuel store.

Agents Note

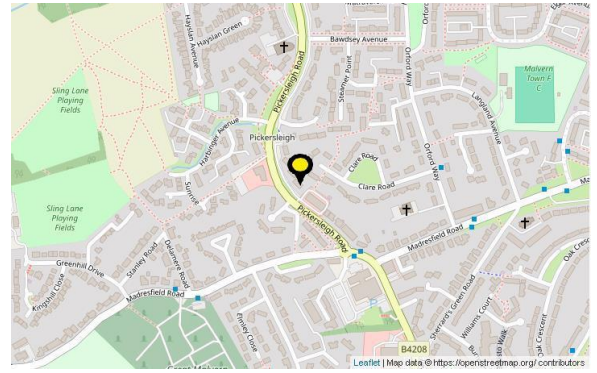
It should be noted that as the house does not currently have a separate kitchen and bathroom (they are combined) or an internal WC some mortgage lenders may consider the property to be an unsuitable security for mortgage purposes. Before making an offer potential buyers are advised to consult with their mortgage advisor/lender of choice.

GUIDE PRICE

Offers based on £160,000 are being sought. Bids must be registered with the selling agents by Tuesday 25th February 2025

Directions

From the centre of Great Malvern proceed down Church Street for several hundred yards. As the road begins to bear to the right into Barnards Green Road turn left into Madresfield Road. Follow this route downhill for some distance past the Cemetery on your right and up to a mini island. At the island turn left. You will see the property on the right hand side almost immediately but viewers are advised to continue for a short distance before turning right and parking in front of the shops nearby.



Services

We have been advised that mains gas, electricity and drainage are connected to the property. As mentioned earlier, the property does have mains water connected but this is shared with number 281 Pickersleigh Road next door. The supply runs through the kitchen of number 283 into number 281. The owner of the neighbouring property would ideally like to separate these supplies so that they are independent of one another. This will need to be co-ordinated after completion of the sale. The selling agents will be happy to discuss this matter. 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 (42).



For information and illustrative purposes only. Not to scale. All dimensions, position of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Total Area measurements do not include garages or any outbuildings (unless specified) - Copyright - Encort Ltd
Plan produced using PlanUp.

283 Pickersleigh Road, Malvern

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.



Malvern Office
01684 892809

13 Worcester Road, WR14 4QY
malvern@johngoodwin.co.uk

