

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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AN IMMACULATELY PRESENTED THREE BEDROOMED DETACHED PROPERTY ON A LOVELY PLOT IN THIS POPULAR AND MUCH SOUGHT AFTER ESTATE. LIGHT AND AIRY ROOMS, SET OVER TWO FLOORS, DOUBLE GLAZING, GAS CENTRAL HEATING, OFF ROAD PARKING AND SOUTH FACING GARAGE. ENERGY RATING "D"

Teme Avenue - Guide Price £420,000

20 Teme Avenue, Malvern, WR14 2XA

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20 Teme Avenue

Location & Description

Located in the popular residential district of Barnards Green, which offers a bustling shopping precinct with a number of independent retailers as well as Co-op supermarket. There are also excellent community facilities locally as well as restaurants, cafes, public houses and takeaways. More extensive amenities are available in the hillside Victorian town of Great Malvern, which includes Waitrose supermarket and the renowned theatre and cinema complex. The retail park on Townsend Way, just outside Malvern Link has a number of high street names including Marks & Spencer, Morrisons, Boots to name but a few.

Transport communications are excellent with Great Malvern railway station being a short distance away and offering direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs through Barnards Green connecting the neighbouring areas. Junction 7 of the M5 motorway, just outside Worcester, brings the Midlands, south west and south Wales into an easy commute.

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

Property Description

20 Teme Avenue is a beautifully presented and located detached family home in a quiet position on this popular development.

The house was originally built as a four bedroomed house but the current owner has converted one of the bedrooms to create an additional shower room which could easily be put back to a fourth bedroom if required.

Set back behind a lawned foregarden with a lovely planted bed the property offers a driveway allowing for parking for vehicles giving access to an integral garage. From the driveway a block paved pedestrian path leads to the front door that opens to light, airy and spacious accommodation that benefits from double glazing and gas central heating.

The UPVC double glazed front door opens to

Entrance Porch

Ceiling light point, tiled floor and obscure glazed wooden front door opening to

Entrance Hall

A welcoming space with open wooden balustraded staircase for first floor. Ceiling light point, wall light point, radiator. Doors to sitting room, garage and folding doors to kitchen (described later) and further door to

Cloakroom

Fitted with a modern suite consisting of a low level WC and pedestal wash hand basin with tiled splashbacks. Obscure glazed window to side, ceiling light and radiator. An entrance leads through to the useful understairs storage area.

Sitting Room 6.02m (19ft 5in) x 3.69m (11ft 11in)

This is a generous space positioned to the front of the property. Double glazed bow window, further double glazed window to side, two ceiling light points, coving to ceiling and radiator. Tiled hearth and double folding doors open to

Dining Room 2.56m (8ft 3in) x 3.69m (11ft 11in)

Serving hatch to kitchen. A lovely space for formal entertaining which can be open to the main sitting room. Ceiling light point, coving to ceiling, radiator and double glazed patio doors opening to

Garden Room 3.23m (10ft 5in) x 3.56m (11ft 6in)

Flanked by double glazed windows to three sides incorporating double glazed French doors to the west aspect opening to a patio and giving fine views up to the Worcestershire Beacon. The current owner has installed a hard roof making it a lovely garden room with internal blinds to the windows and inset ceiling light points and a radiator.





Kitchen 2.56m (8ft 3in) x 4.00m (12ft 11in)

Fitted with a modern range of cream fronted shaker style drawer and cupboard base units with roll edged worktop over and matching wall units. **FRIDGE FREEZER.** Set under the double glazed and overlooking the rear garden is a one and a half bowl stainless steel sink unit with mixer tap and drainer. Space for Dishwasher. Space for breakfast table. Two ceiling light points, tiled splashbacks and integrated eye level Bosch **DOUBLE OVEN.** Plinth electric heater. Obscure double glazed UPVC door giving pedestrian access to side.

First Floor

Landing

Obscure double glazed window to side, ceiling light point and access to loft space. Airing cupboard housing the wall mounted Baxi boiler with useful shelving over. Doors to

Bedroom 1 3.87m (12ft 6in) x 3.72m (12ft)

Positioned to the front of the property and being a generous double bedroom with dual aspect double glazed windows to front and side. Ceiling light point and radiator. Range of wardrobes with matching drawer sets. TV aerial point.

Bedroom 2 3.54m (11ft 5in) min x 2.87m (9ft 3in)

A further double dual aspect bedroom with double glazed window to rear and side. A doorway could be put into this room to create an en-suite with the adjoining shower room (described later).

Bedroom 3 2.71m (8ft 9in) x 4.03m (13ft)

Double glazed window to front. Another double bedroom with ceiling light point and radiator. Fitted wardrobe with hanging space and cupboard over.

Shower Room

Previously the fourth bedroom but converted to a shower room by the current owner. A doorway could be made to bedroom two to create an en-suite if desired. Currently consisting of an obscure double glazed window to rear and fitted with a modern white suite of close coupled Saniflo WC (replaced in July 2024), vanity wash hand basin with mixer tap and cupboard under and tiled splashbacks. Shower enclosure with thermostatically controlled shower and tiled splashbacks. Ceiling light point, extractor fan, radiator and wall mounted chrome heated towel rail.

Family Bathroom

Fitted with suite of low level WC, pedestal wash hand basin and panelled bath with electric shower over. Tiled splashbacks. Radiator, obscure double glazed window to rear, wall mounted shaver point, ceiling mounted extractor fan and light point.

Outside

The property offers a lovely south facing garden with a paved patio area extending away from the house and leading to a shaped lawn with planted beds displaying colour and vibrance throughout the year through the wonderful plants, shrubs and specimen trees. The whole garden is enclosed by a fenced perimeter and there is gated pedestrian access to front. The garden further benefits from a wind out sun canopy, water tap, sensor light point and power socket. There is a wooden **SHED** to the left of the house. This garden offers glimpses to the westerly aspect of the Malvern Hills.

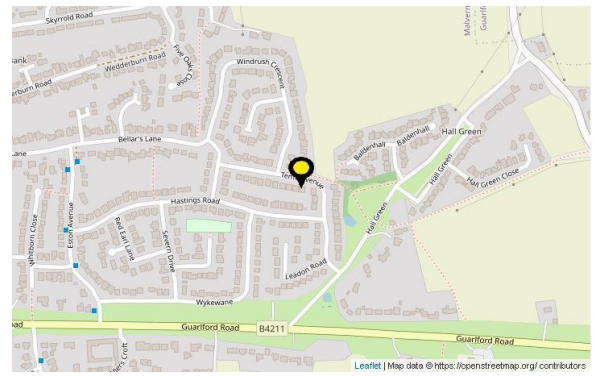
Garage 5.58m (18ft) x 2.73m (8ft 10in)

Electrically operated up and over door to front. Obscure glazed window to side. Pedestrian access to entrance hall. Ceiling light point and power. The current owner has the garage fitted with a utility space with undercounter space for washing machine, tumble dryer and other kitchen white goods with worktop over and wall mounted units.



Directions

From the agents office in Great Malvern proceed down Church Street, through the traffic lights and into Barnards Green. Take the third exit at the roundabout toward Upton upon Severn. Proceed ahead taking the left hand turn into Hall Green. Take the first left into Teme Avenue, bear to the right and follow the road around to the left, after which the property can be found on the right as indicated by the agents For Sale board.



Services

We have been advised that mains gas, 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

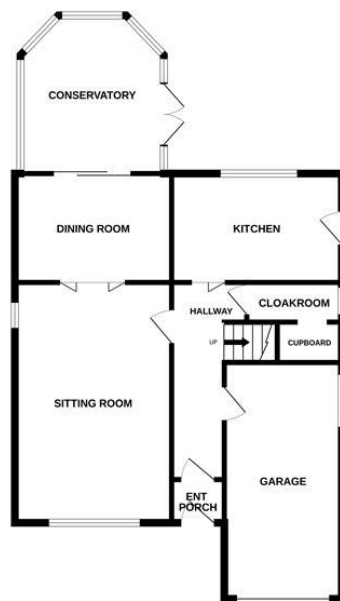
COUNCIL TAX BAND "E"

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

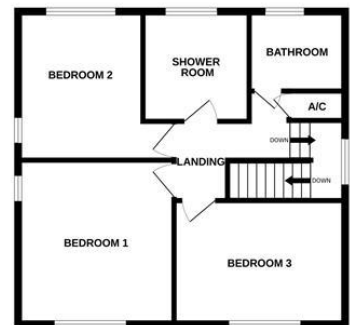
EPC

The EPC rating for this property is D (65).

GROUND FLOOR
832 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.8 sq.m.) approx.



20 TEME AVENUE
TOTAL FLOOR AREA : 1421 sq.ft. (132.1 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 misstatement. 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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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.

