

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A VERY WELL PRESENTED SPACIOUS AND VERSATILE THREE BEDROOM MID-TERRACE FAMILY HOME IN A QUIET CUL-DE-SAC SETTING OCCUPYING A CONVENIENT RESIDENTIAL AREA CLOSE TO LOCAL AMENITIES. COMMUNAL OFF ROAD PARKING. EPC RATING "C"

Elgar Avenue – Guide Price £155,000

165 Elgar Avenue, Malvern, Worcestershire, WR14 2HA

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165 Elgar Avenue

Location & Description

Positioned in a convenient location with good access to the amenities of Malvern Link, Barnards Green and the retail park on Townsend Way. More extensive facilities are available in the nearby city of Worcester and in Great Malvern. Transport communications are excellent with the property being positioned on a bus route as well as there being a mainline railway stations in Malvern Link and Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales.

Junction 7 of the M5 motorway is just outside Worcester bringing The Midlands, South West and South Wales into an easy commute. Educational facilities are well catered for at primary and secondary levels in both the public and private sectors.

Property Description

The property is set back from the road behind a hedged and lawned foregarden with slate features and mature shrubs. A gate opens to the pedestrian pathway leading to the front door with external lighting and opens to

Entrance Hall

Laminate floor, glazed wooden doors to sitting room and kitchen, stairs to first floor, pendant light fitting, store cupboard and understairs storage. Radiator.

Kitchen 3.18m (10ft 3in) x 2.68m (8ft 8in)

Tiled floor, ceiling light fitting, range of base and eye level units and worktop over, COOKER, WASHING MACHINE, partially tiled walls, double glazed window and door to the garden, two store cupboards, one of which houses the boiler. Stainless steel sink and drainer opens to

Utility/Dining Room 3.33m (10ft 9in) x 3.20m (10ft 4in) (max point)

Tiled floor, radiator, base level unit with worktop over, ceiling light fitting, large double glazed window overlooking the garden. It offers an opportunity to be opened up to create a large sitting and dining room with dual aspect.

Sitting Room 3.92m (12ft 8in) x 4.16m (13ft 5in)

Laminate flooring, ceiling light fitting, large double glazed window to the front overlooking the foregarden. Electric fireplace with tiled hearth and wooden surround. Radiator.

First Floor Landing

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





Bedroom 1 3.66m (11ft 10in) x 3.23m (10ft 5in)

Carpet, wardrobes, double glazed window to the front, pendant light fitting, radiator.

Bedroom 2 2.63m (8ft 6in) x 3.69m (11ft 11in)

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

Bedroom 3 2.84m (9ft 2in) x 2.71m (8ft 9in) (max point)

Carpet, double glazed window to the front, built-in store cupboard over the stairs, radiator.



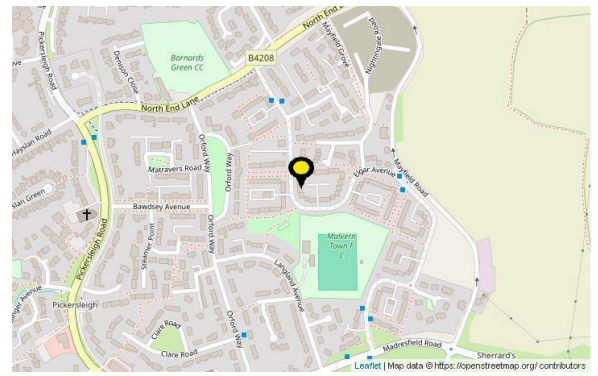
Rear Garden

Accessed via the kitchen and a secure gate from the communal parking area. Mainly laid to lawn with a patio and seating area to enjoy the south facing aspect. A path leads to two outdoor stores one of which has electrics and a range of base and eye level units and the path also gives access to the rear of the garden which in turn gives access to the communal parking area. External water tap, external lighting.



Directions

From the agent's office in Great Malvern proceed along Church Street crossing the traffic lights. Take a left hand turning into Madresfield Road and continue to the roundabout taking the first exit from the roundabout onto Pickersleigh Road and continue past the petrol station on your left hand side to the traffic lights. Turn right onto North End Lane. Take the 2nd right into Elgar Avenue following the road round, take the next left into Nightingale Road and left again into Wren Avenue. The property can be found at the head of the cul-de-sac.



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.

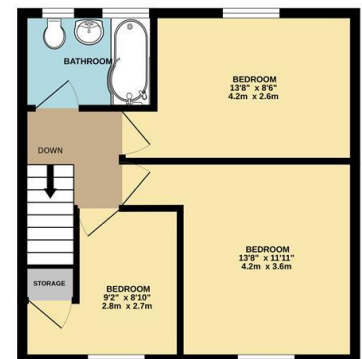
EPC

The EPC rating for this property is C (72).

GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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.



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