

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED AND BEAUTIFULLY SITUATED TWO BEDROOMED END OF TERRACE VICTORIAN RESIDENCE OVERLOOKING MALVERN LINK COMMON WITH VIEWS TO THE SEVERN VALLEY BEYOND. LIGHT AND AIRY ACCOMMODATION, GAS CENTRAL HEATING, COURTYARD STYLE GARDEN. ENERGY RATING "D" NO CHAIN

Oxford Road - Guide Price £250,000

14 Oxford Road, Malvern, Worcestershire, WR14 2JD

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14 Oxford Road

Location & Description

The property enjoys a convenient position only about quarter of a mile from the centre of Great Malvern and therefore within walking distance of a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. There are further facilities in the busy nearby centre of Malvern Link which is also within walking distance. Here there are two service stations, a Co-op and Lidl supermarkets, a bank and takeaways. Malvern's most popular pub The Nags Head is only a minute away on foot. Transport communications are excellent. Malvern Link railway station is only about ten minutes walk and Junction 7 of the M5 motorway at Worcester is about seven miles.

For those who enjoy walking the dog Malvern Link common is literally on the doorstep. There is also an excellent choice of schools at both primary and secondary levels in the immediate area.

Property Description

14 Oxford Road is a delightfully situated Victorian, end of terrace residence situated overlooking common land to the east aspect and affording views across the Severn Valley.

The property is initially set back behind a planted foregarden with a wrought iron perimeter and a pedestrian gate opening onto a blue brick pedestrian path leading to a wooden front door that opens to well presented, light and airy rooms set over two floors and comprising in more detail of

Sitting Room 4.42m (14ft 3in) max into recess x 3.49m (11ft 3in) max

Double glazed sash window to front overlooking common land. Flowing throughout this space is a wood effect laminate floor and a focal point is the period cast iron fireplace, grate and mantel with a slate hearth. Set to the left of this fireplace is a useful recessed cupboard with shelving over. Ceiling light point, coving to ceiling, radiator and archway to

Inner Hall

Stairs to first floor. Door to

Dining Room 3.66m (11ft 10in) x 3.10m (10ft) min

Open plan space conveniently situated adjacent to the kitchen. Glazed sash window overlooking the courtyard style garden. A cast iron grate is set into a feature fireplace with mantel and hearth and to either side are fitted cupboards with useable space and shelving. Entrance to

Kitchen 2.45m (7ft 11in) x 2.27m (7ft 4in)

Fitted with a range of gloss fronted drawer and cupboard base units with chrome handles and worktop over set into which is a twin bowl sink unit with mixer tap under a glazed window to side. Matching wall units and stainless steel shelving with underlighting. One of the cupboards could be removed and previously contained a slimline dishwasher so plumbing is available. Inset ceiling spotlights, splashbacks. Wall mounted heating control point. Double glazed wooden door giving





access to outside. Space and connection point for undercounter fridge. Five ring stainless steel gas **HOB** with extractor over and single **OVEN** under.

First Floor

Landing

Ceiling light point, useful storage cupboard with double doors and shelving. Doors to

Bedroom 1 3.35m (10ft 10in) min x 3.44m (11ft 1in)

Positioned to the front of the house and being a good size double bedroom with views over common land to the Severn Valley beyond through a sash window. Useful recess where a wardrobe could be installed but currently fitted with hanging rails and access to loft space above. Ceiling light point, radiator and cast iron fireplace a mantel.

Bedroom 2 3.69m (11ft 11in) x 2.32m (7ft 6in)

Glazed sash window to rear, ceiling light point, radiator. A further well proportioned bedroom.

Bathroom

Refitted with a modern white close coupled WC with shelf over. Vanity wash hand basin with mixer tap and cupboards under. Bath with mixer taps and thermostatically controlled shower over. Tiled splashbacks, inset ceiling spotlights, glazed window to rear and radiator. Access to loft space. Chrome heated towel rail.

Outside

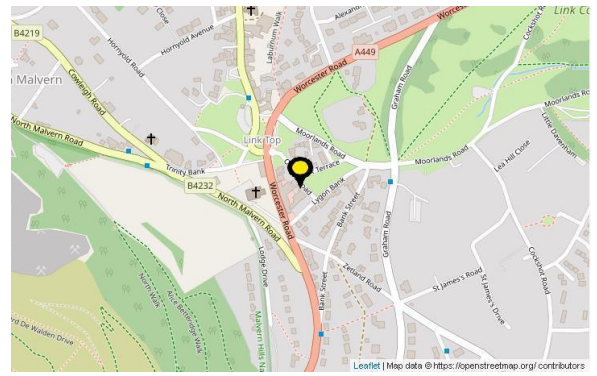
There is a courtyard style garden with paved area and light point. Gated pedestrian access to a rear corridor that gives access to Lygon Bank and to the front of the property. Opening from the courtyard is a

Utility Space 1.18m (3ft 10in) x 1.75m (5ft 8in)

Currently fitted with a tiled floor and worktop under which there is space and connection point for washing machine. Wall mounted central heating boiler and ceiling light point and power. Attached to the utility room is a further brick built **STORE** with window.

Directions

From Malvern office, continue on the A449 towards Malvern Link. Just before the Link Top shops, turn right down Lygon Bank after Zetland Road. Then turn left into Oxford Rd half way down and the property will be on the left.



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

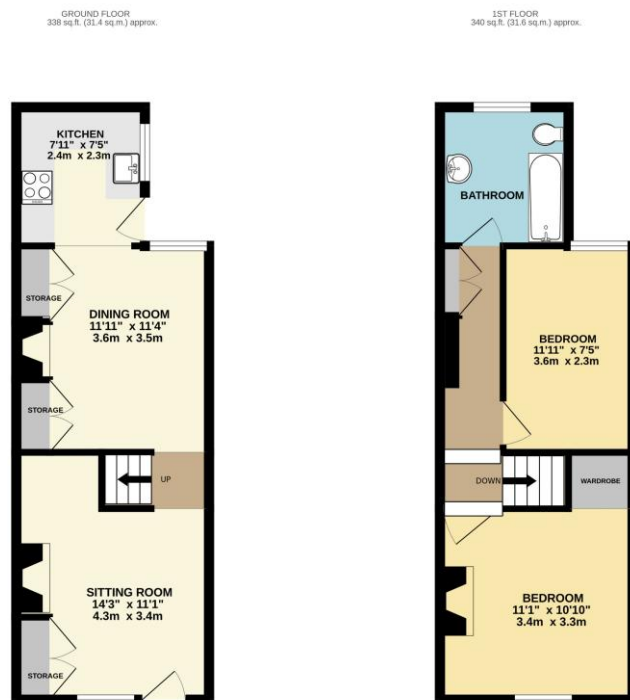
Council Tax

COUNCIL TAX BAND "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 D (55).



TOTAL FLOOR AREA - 678 sq ft (62.0 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 various 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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