

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TRADITIONAL SEMI-DETACHED PERIOD HOUSE ENJOYING A CUL-DE-SAC LOCATION CLOSE TO ALL AMENITIES AND IN NEED OF FULL RENOVATION AND REFURBISHMENT CURRENTLY COMPRISING A HALL, LOUNGE, DINING ROOM, KITCHEN, THREE BEDROOMS, BATHROOM WITH WC, OFF ROAD PARKING, GARAGE AND GARDEN. EPC RATING "F"

Spring Gardens – Offers in the region of £200,000

6 Spring Gardens, Malvern, WR14 1AP

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Spring Gardens

Location & Description

The property enjoys a convenient location on the outskirts of the well served neighbourhood of Malvern Link where there is a comprehensive range of amenities including shops, Lidl and Co-Operative Supermarkets, takeaways and places to eat out. Less than a quarter of a mile away is Malvern's main retail park where you will find a wide choice of familiar high street names including Marks & Spencer, Boots and others. The historic and cultural town of Great Malvern itself is just over a mile distant. Here there are further amenities including shops, Lloyds Bank, Waitrose Supermarket, the renowned theatre and cinema complex and the Splash Leisure Centre and gymnasium.

Transport communications are excellent. There is a main line railway station less than a quarter of a mile away and Junction 7 of the M5 motorway south of Worcester is within fast commuting distance. The property is close to schools at both primary and secondary levels and in the private and state sectors.

Property Description

6 Spring Gardens is a traditional two storey semi-detached period house which has sadly in recent years been neglected. It now requires significant renovation and refurbishment but has obvious potential for conversion into a lovely family home. The current accommodation includes a hall, lounge, dining room, kitchen, three bedrooms and a bathroom with WC.

Outside there is off road parking for several vehicles and a detached garage. The garden has also been neglected over recent years and needs full restoration. It should be noted by potential buyers that the successful purchaser of 6 Spring Gardens will acquire the property as seen and will be responsible for clearance of the contents in the garden and of the dilapidated shed behind the garage.

Ground Floor

Entrance Hall

Glazed front door, stairs to first floor and door to dining room (described later). Door also to

Lounge 3.46m (11ft 2in) x 3.44m (11ft 1in) (maximum)

Storage radiator, double glazed window to front aspect.

Dining Room 4.21m (13ft 7in) x 3.10m (10ft) (8'4 minimum)

Storage radiator, understairs cupboard, wood burner and double glazed window to side aspect.

Kitchen 3.77m (12ft 2in) x 2.92m (9ft 5in)

Storage radiator, stainless steel single drainer sink unit, window and door leading to rear garden.

Bathroom 3.18m (10ft 3in) x 1.96m (6ft 4in)

Panelled bath with shower over, close coupled WC, airing cupboard with copper cylinder and immersion heater. Wash basin, window to rear aspect.





First Floor

Landing

Access to roof space, window to side aspect.

Bedroom 1 3.46m (11ft 2in) x 3.46m (11ft 2in)

Storage heater, window to front aspect.

Bedroom 2 3.33m (10ft 9in) x 3.13m (10ft 1in)

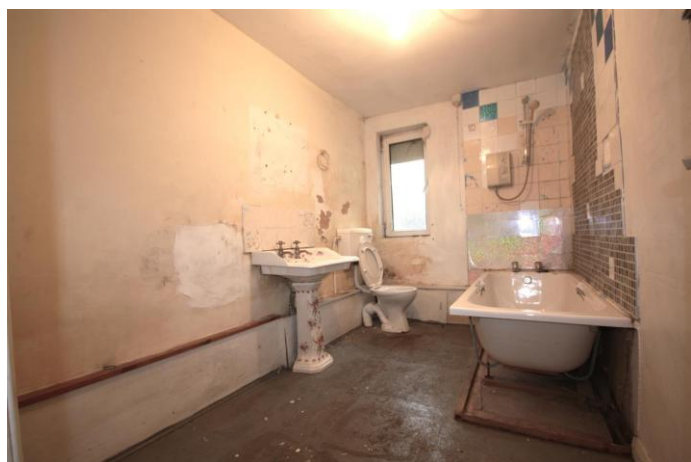
Window to rear aspect.

Bedroom 3 3.25m (10ft 6in) x 1.96m (6ft 4in)

Built-in cupboard and window to rear aspect.

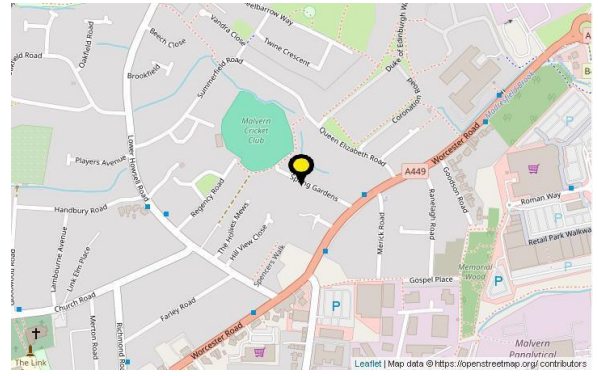
Outside

A long driveway provides off road parking for at least three vehicles and leads to a pre-cast concrete detached garage. The garden has been neglected for a long period of time and now needs full restoration. The successful buyer of 6 Spring Gardens will acquire the property "as seen". This means that the garden and the dilapidated shed (and its contents) will be the purchaser's responsibility.



Directions

From the agent's offices in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After just under a quarter of a mile pass through a set of traffic lights at Link Top, continuing downhill with Malvern Link common on your right hand side. Carry on through the next set of traffic lights passing the railway and fire stations on your left hand side. Continue into the centre of Malvern Link straight over a traffic lit crossroads and past the BP filling station (on your left) and a Texaco filling station (on your right) where you will continue through another set of lights. The entrance to Spring Gardens can be seen on the left hand side approximately 300 yards after the Texaco filling station. Number 6 is on the right hand side.



Services

We have been advised that mains water, electricity 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 F (36).



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.

6 Spring Gardens, Malvern

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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.



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