

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TWO/THREE BEDROOMED SEMI DETACHED FAMILY HOME IN NEED OF COSMETIC REFURBISHMENT, SITUATED ON THE POPULAR AND MUCH SOUGHT AFTER RESIDENTIAL ESTATE OF FRUITLANDS. MATURE REAR GARDEN, OFF ROAD PARKING AND GARAGE. ENERGY RATING "D"

Fruitlands - Guide Price £265,000

10 Fruitlands, Malvern, WR14 4AH

 2/3  2  1



10 Fruitlands

Location & Description

Enjoying a convenient position on this popular estate positioned approximately a mile from Great Malvern where an extensive range of amenities are on offer including independent shops, banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. The property is within walking distance of Peachfield Common accessing a network of paths and bridleways that criss-cross the area including the Malvern Hills. It also falls within the catchment area of some of the most highly regarded schools in the area including Malvern Wells and The Wyche Primary schools and The Chase Secondary School.

Transport communications are excellent with a mainline railway station in Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service also runs through the Fruitlands estate.

Property Description

10 Fruitlands offers a fantastic opportunity for a potential buyer to purchase a two/three bedroomed, semi detached house that is in need of cosmetic refurbishment to make it their own.

It is situated on the popular residential estate of Fruitlands on the easterly slopes of the Malvern Hills with a lovely outlook to rear. It has gas central heating, double glazing, off road parking and a garage.

Bedroom three has been turned into a dressing but this can be easily put back to a bedroom if an internal wall is reinstated. The door from the landing remains.

Occupying an elevated position above the road behind a mature lawned foregarden with a range of shrubs and plants. There is a driveway to the left side of the house and gives access to the garage, outdoor store, the kitchen and to **Porch**

Carpet, radiator, ceiling light fitting, double glazed window to front, stairs to first floor and door to

Sitting Room 4.59m (14ft 10in) x 3.85m (12ft 5in)

Carpet, double glazed window to front, ceiling light fitting, gas fire with brick feature surround, radiator, glazed double wooden doors open to

Dining Room 4.59m (14ft 10in) x 2.53m (8ft 2in)

Carpet, radiator, ceiling light fitting, understairs storage cupboard with lighting. Double glazed French doors to the garden. Side panel open to

Kitchen

Tiled floor, range of base and eye level units with worktop over. Space for cooker, plumbing for white goods. Central heating boiler, partially tiled walls, ceiling light fitting and double glazed window overlooking the garden. Pantry cupboard, UPVC door opening to the driveway.





First Floor

Landing

Carpet, access to loft space, airing cupboard, ceiling light fitting, Doors to bedrooms 1, 2 and Dressing Room/Bedroom. Double glazed window.

Bedroom 1 3.85m (12ft 5in) x 2.84m (9ft 2in)

Carpet, double glazed window to front, ceiling light fitting, radiator, built in store cupboard.

Bedroom 2 3.59m (11ft 7in) x 2.76m (8ft 11in)

Carpet, built in wardrobes, pendant light fitting, radiator, double glazed window to rear overlooking the garden and open to

Bedroom 3/Dressing Room 0.13m (0ft 5in)

This space could easily be restored to a bedroom as the door to the landing remains. Carpet, ceiling light fitting, double glazed window to the rear. Radiator.

Bathroom

Tiled floor, pedestal wash hand basin, close coupled WC, panelled bath with electric shower over. Partially, tiled walls, obscure double glazed window to side, radiator and ceiling light fitting.

Outside

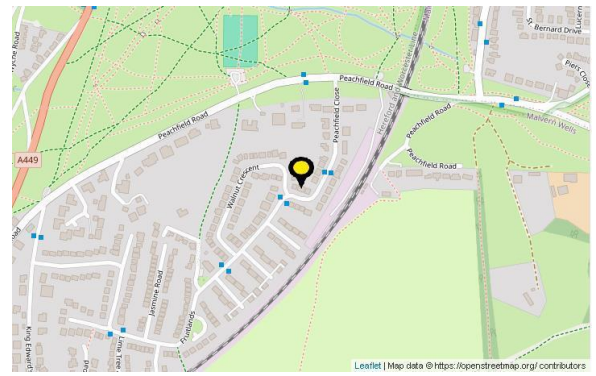
The rear garden can be accessed through the double glazed French doors from the dining room or through a pedestrian door in the garage both of which open to a patio seating area enjoying a private and secluded setting. A step leads up into a larger than average, mature, low maintenance gravelled garden that benefits from a range of mature flower beds and shrubs giving colour all year round. There is a lovely outlook and pathways lead throughout the garden and to a further raised patio. External light and water tap.

Garage

UPVC up and over door from the driveway and pedestrian door from the garden. Power and light and glazed window to rear.

Directions

From the agents office in Great Malvern proceed south along the A449 Wells Road towards Ledbury. Continue for approximately half a mile crossing Peachfield Common and on the far side, just past The Railway Inn on the right, turn sharp left into Peachfield Road. Continue downhill and taking the third right into Peachfield Close which becomes Fruitlands and number 10 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

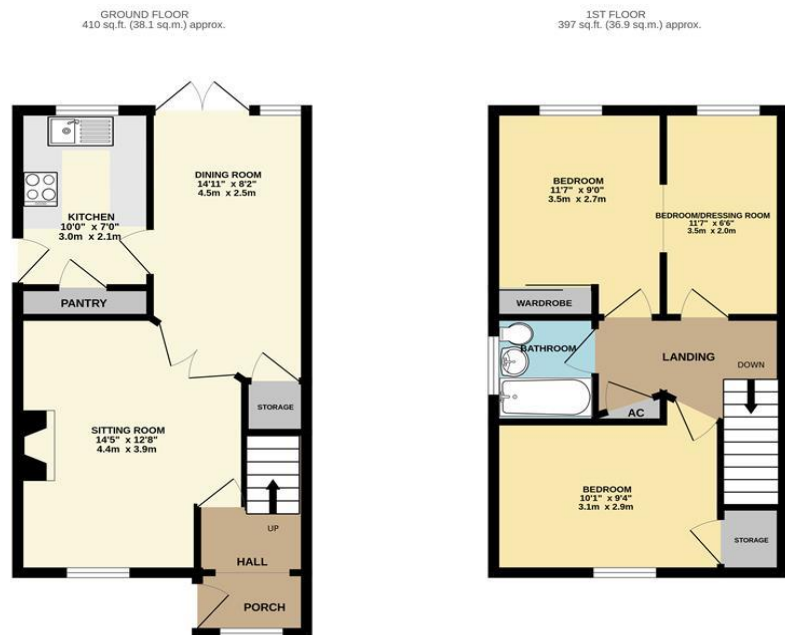
Council Tax

COUNCIL TAX BAND "C"

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 (63).



TOTAL FLOOR AREA: 907 sq.ft. (75.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan 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.
Made with MapInfo 12.00.05



Malvern Office
01684 892809

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

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.

