

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A UNIQUE THREE BEDROOM SEMI-DETACHED HOME OFFERING POTENTIAL TO PROSPECTIVE PURCHASERS SITUATED IN A DESIRABLE AND CONVENIENT LOCATION WITHIN CLOSE PROXIMITY TO NORTH HILL AND ALL LOCAL AMENITIES OF GREAT MALVERN AND TRAIN STATION. OFF ROAD PARKING, GARAGE AND ENCLOSED REAR GARDEN, DOWNSTAIRS SHOWER ROOM. NO ONWARD CHAIN. EPC RATING "C"

Trinity Bank – Guide Price £275,000

7 Trinity Bank, Malvern, Worcestershire, WR14 1QG

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7 Trinity Bank

Location & Description

Enjoying a convenient position less than a mile from the historic cultural spa town of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Even closer at hand are the facilities of Malvern Link where there are further shops, a bank and two service stations. The house is particularly well placed for public transport including a mainline railway station only about fifteen minutes away on foot and Junction 7 of the M5 motorway at Worcester which is approximately seven miles.

Educational needs are also well catered for at secondary level in both the state and private sectors including Malvern College, Malvern St James Girls School and Dyson Perrins High School. There are also several highly regarded primary schools in the immediate area. For those who enjoy the outdoor life or simply walking the dog the property is less than five minutes on foot from Malvern Link Common and from the network of paths and bridleways that criss-cross the Malvern Hills.

Property Description

7 Trinity Bank is a three bedroom semi-detached family home which offers potential purchasers plenty of scope and is located in one of the towns favoured residential areas in an elevated position. The property benefits from off road parking, garage, enclosed rear garden and a downstairs shower room, as well as upstairs bathroom and enjoys lovely outlooks from both the front and the rear of the property. Cosmetic refurbishment required.

The house is set back from the road behind a mature hedge border and Malvern stone wall which opens to the off road area and a featured block paved section with planted borders. The parking area gives access to the garage, side gate to the garden and a

Porch

UPVC door, tiled floor, double glazed window to the side, wall light, wooden door opening to

Entrance Hall

Laminate flooring, radiator, ceiling light fitting, understairs storage area, doors to sitting room, kitchen and open to the dining room.

Dining Room 2.97m (9ft 7in) x 2.61m (8ft 5in)

Laminate flooring, radiator, double glazed window to the front overlooking the foregarden, pendant light fittings and open to the

Sitting Room 3.69m (11ft 11in) x 4.11m (13ft 3in)

Laminate flooring, ceiling light fitting, double glazed window to front, tv point and radiator.

Kitchen 4.96m (16ft) x 2.01m (6ft 6in)

Tiled floor, double glazed window to the rear overlooking the garden, partially tiled walls, storage cupboard, range of base and eye level units with worktop over, one and a half stainless steel sink and drainer, space for washing machine, space for fridge freezer, built-in eye level OVEN and GRILL. Ceiling light fitting, boiler, door to the





Rear Hall

Tiled floor, radiator, ceiling light fitting, loft access point, double glazed window to the side and glazed wooden door to the garden and door to

Shower Room

Tiled floor, radiator, ceiling light fitting, obscured double glazed window to the rear, tiled shower cubicle with electric shower and tiled walls.

First Floor

Landing

Obscured double glazed window on the stairs and landing, carpet, doors to all rooms, ceiling light fitting, loft access point and airing cupboard with radiator.

Bedroom 1 3.41m (11ft) x 3.13m (10ft 1in)

Carpet, radiator, double glazed window to front, pendant light fitting, built-in wardrobes.

Bedroom 2 2.97m (9ft 7in) x 2.61m (8ft 5in)

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

Bedroom 3 2.68m (8ft 8in) x 2.58m (8ft 4in)

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

Bathroom

Vinyl flooring, close coupled WC, pedestal wash hand basin, panelled bath, partially tiled walls, obscured double glazed window to the rear, radiator, ceiling light fitting.

Outside

Accessed via the side gate from the driveway and a door from the rear hall which opens onto a raised decked area to enjoy this private setting. The garden is mainly laid to lawn with block paved path leading to the rear. The garden enjoys a private and secluded feel with mature planted flower and hedge borders which provide colour throughout the year. Gated storage area with an external water tap.

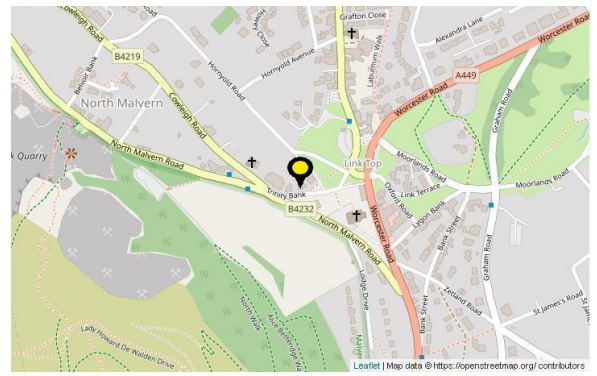
Garage

Up and over door accessed from the driveway with power and electricity connected.



Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. Just after a quarter of a mile, at the traffic lights take the left hand turning into Newtown Road, take the first left onto Trinity Bank passing the church on your left hand side. Continue up the hill and number 7 can be found on the right hand side as indicated by the agent's for sale board.



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

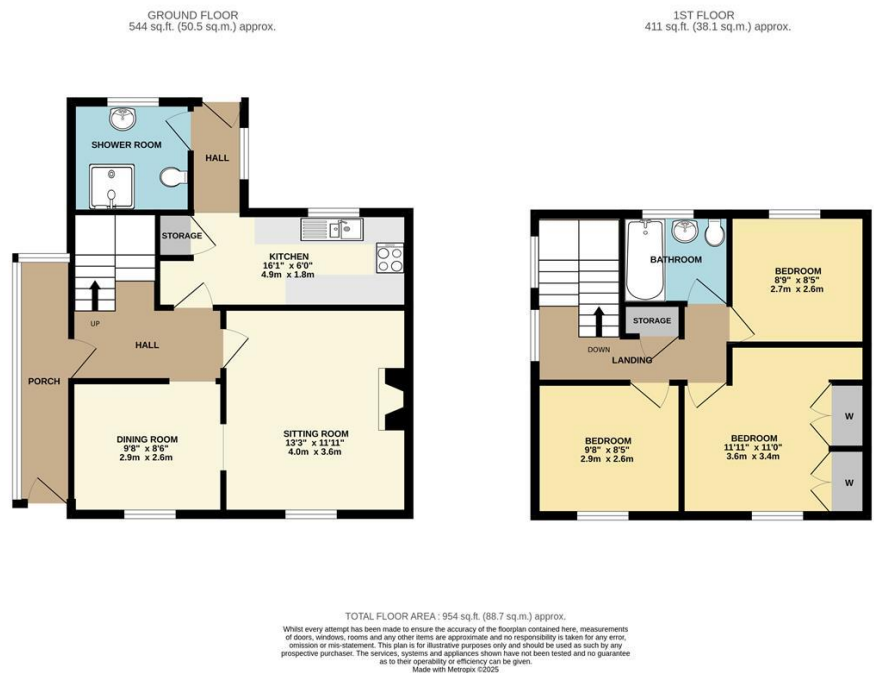
Council Tax

COUNCIL TAX BAND "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 C (70).



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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