

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A PERIOD VICTORIAN FOUR STOREY SEMI-DETACHED HOUSE SITUATED WITHIN THIS POPULAR ROAD AND AFFORDING VIEWS FROM THE FRONT ASPECT UP TO NORTH HILL. REQUIRING A FULL RENOVATION TO A FAMILY HOME OR PERFECT DEVELOPMENT OPPORTUNITY TO BE CONVERTED INTO 3 FLATS, SUBJECT TO RELEVANT PERMISSION BEING SOUGHT. NO CHAIN. EPC "D"

Nursery Road – Offers In Excess Of £225,000

19 Nursery Road, Malvern, WR14 1QY

 4  3  3



19 Nursery Road

Location & Description

Enjoying a convenient position less than a mile from the centre 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. There are more local amenities within ten minutes' walk along Newtown Road and Albert Park Road including a small general store, bakery and a range of shops.

Transport communications are excellent. There is a regular bus service in the immediate area. Junction 7 of the M5 motorway at Worcester is only about eight miles and there are mainline railway stations in both nearby Malvern Link and Great Malvern itself. Educational needs are well catered for as the property is close to both primary and secondary schools in both the state and private sectors including Malvern St James Girls School, Malvern College, Dyson Perrins High School and Somers Park Avenue primary.

Property Description

19 Nursery represents a fantastic opportunity for any discerning buyer to purchase this period semi-detached house located in a popular road. The property is in need of complete renovation and refurbishment throughout but will create a wonderful home once complete or be converted into apartments subject to the relevant permissions being sought, as the attached property has been. This is a unique opportunity to purchase such a wonderful property.

The house is set back from the road behind a Malvern stone wall with paved driveway continuing to the side of the property giving access to the single detached garage. A paved pedestrian path leads through the lawned foregarden to the front porch door.

The living accommodation in total is set over four floors in which is included an attic room. The accommodation as previously stated is in need of complete refurbishment and updating.

The current accommodation does benefit from gas fired central heating, although enquiries would need to be made as to whether the boiler is still working.

On entering the property through the lean-to style entrance porch through a glazed wooden door opens to the reception hallway where stairs rise and descend to the first and lower floors. On this floor there are two good sized reception rooms as well as a dining kitchen and bathroom. Certainly some remodelling of this space and the removal, subject to the relevant permissions





being sought, of an adjoining wall would allow the kitchen to be opened up to the rear reception room making for a wonderful family orientated living space.

On the lower floor two further rooms, either as reception or bedroom space, as well as a utility room, further kitchen, bathroom with separate WC and store room. This floor could easily be converted into a self-contained annexe or flat for the main residence or alternatively the accommodation could be used as additional rooms for the main house.

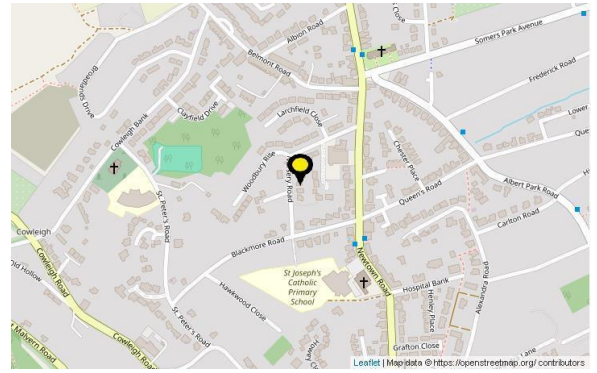
To the first floor three further generous double bedrooms are serviced by a bathroom and from the first floor landing a fixed staircase rises up to the second floor landing with door to attic room and low door to the remaining loft space.

Outside to the rear the garden is unkept but would make a wonderful lawn area enclosed by a hedged, walled and fenced perimeter and can either be accessed via the paved driveway from the side of the property or via a pedestrian door from the lower ground floor.

Within the grounds is a double garage which is in need of some repair and potentially has an asbestos roof.

Directions

From the centre of Great Malvern proceed north towards Malvern Link and at the first set of traffic lights at Link Top turn left into Hornyold Road. Continue to the sharp left hand bend bearing right into St Peter's Road and then into Blackmore Road. Take the first turning into Nursery Road where the property can be found on the right hand side as indicated by the agents 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 "D"

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 (60).



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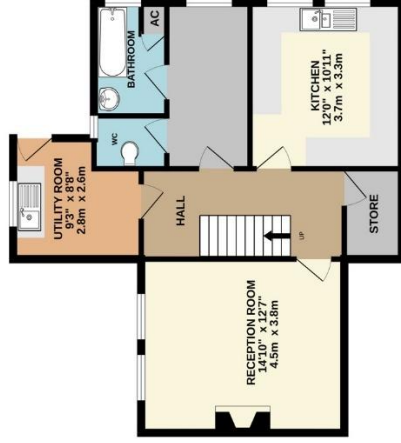
MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

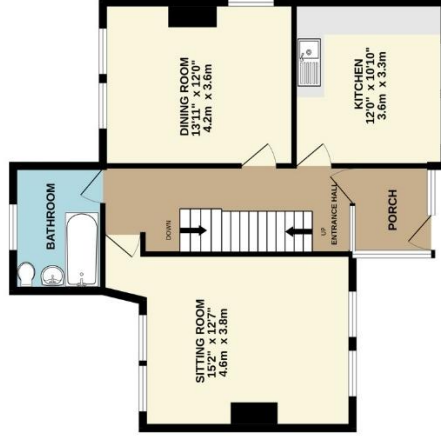
1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details 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.



LOWER GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



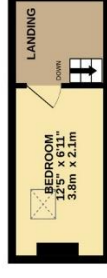
GROUND FLOOR
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR
654 sq.ft. (60.3 sq.m.) approx.



2ND FLOOR
128 sq.ft. (11.9 sq.m.) approx.



TOTAL FLOOR AREA : 2088 sq.ft. (193.9 sq.m.) approx.

Whilst every attempt 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.

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