

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**AN EXTENDED THREE BEDROOMED DETACHED BUNGALOW (APPROX. 1214 SQ.FT) OCCUPYING A GENEROUS PLOT WITH TWO GATED DRIVEWAYS. LOCATED ON A NO THROUGH ROAD IN A POPULAR RESIDENTIAL AREA BEHIND COMMON LAND. SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT, CONSERVATORY AND UTILITY ROOM, SOLAR PANELS AND LARGER THAN AVERAGE SOUTH FACING REAR GARDEN. ENERGY RATING 'C'**

## Madresfield Road - Guide Price £375,000

182 Madresfield Road, Malvern, WR14 2NS

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# 182 Madresfield Road

## Location & Description

The property is located in a very convenient location within easy reach of Barnards Green where there is a variety of shops and amenities. The historic Spa town of Great Malvern is less than a mile away and offers a further range of amenities including shops, banks, building societies, Post Office and a Waitrose supermarket. The town is well known for its tourist attractions to include the Theatre Complex with concert hall and cinema.

There are many sporting facilities available to include the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club in Malvern Wells.

Transport communications are excellent with two mainline railway stations at Malvern with connections to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and there is a local bus stop a short distance from the property.

Educational facilities are well catered for highly regarded schools at both primary and secondary levels along with private schools to include Malvern College and Malvern St James Girls School.

## Property Description

182 Madresfield Road is a very spacious, extended three bedroomed detached bungalow in a secluded setting, set back from the road behind common land. The bungalow boasts many qualities on a generous plot with south facing garden and ample off road parking. The property has gas fired central heating and the addition of air source heat pumps and solar panels. Fully boarded loft space which could, subject to the relevant permissions being sought, could be converted to provide further accommodation.

There are two gated driveways accessed either over common land or from the service road of Madresfield Road. Both driveways give access to the mature lawned foregarden with flower and hedged borders with picket fence. A pathway leads through the garden to the UPVC front door that opens to

## Porch

Space for coathooks, carpet, pendant light fitting. Obscured glazed door and side panels opening to

## Reception Hall

Very spacious reception hall, carpet, access to fully boarded loft space via a pulldown ladder. Radiator, pendant light fitting. Heat pump unit. Door to

## Sitting Room 5.58m (18ft) x 3.69m (11ft 11in)

Carpet, dual aspect double glazed windows to front and side overlooking the foregarden. Radiator, heat pump unit, pendant light fitting, two wall lights, space for feature fireplace with chimney breast.

## Bedroom 1 4.00m (12ft 11in) x 3.66m (11ft 10in)

Carpet, double glazed window to front overlooking the foregarden, pendant light fitting, radiator, door to en-suite and open to

## Dressing Room 2.30m (7ft 5in) x 1.86m (6ft)

Carpet, double glazed window to front, space for wardrobes. Pendant light fitting.







### En-suite

Vinyl flooring, tiled walls, ceiling light fitting, extractor fan, obscure double glazed window to side. Corner shower cubicle with mains power shower, low level WC, pedestal wash hand basin with mixer tap. Shaver point and radiator.

### Bedroom 2 3.97m (12ft 10in) x 3.07m (9ft 11in)

Carpet, double glazed window overlooking rear garden. Built in wardrobes, pendant light fitting and radiator.

### Bedroom 3 2.92m (9ft 5in) x 2.04m (6ft 7in)

Carpet, pendant light fitting, radiator, double glazed window overlooking the rear garden.

### Bathroom

Vinyl floor, obscure double glazed window to rear, radiator, vanity wash hand and close coupled WC with cupboard surround, tiled walls, ceiling light fitting, bath with electric shower over.

### Dining Room 3.95m (12ft 9in) x 3.04m (9ft 10in)

Carpet, ceiling light fitting, radiator, sliding glazed door to conservatory and door to

### Kitchen 3.51m (11ft 4in) x 2.37m (7ft 8in)

Vinyl floor, double glazed window to side, ceiling light fitting. Range of base and eye level units with worktop over. Mosaic tile effect walls. One and a half bowl stainless steel sink with drainer and mixer tap. Built in OVEN and GRILL, gas HOB, space for fridge freezer and dishwasher. Further cupboards with worktop over and door to

### Utility Room 3.33m (10ft 9in) x 1.94m (6ft 3in)

Vinyl flooring, range of base units with worktop over, space for washing machine and dryer. Double glazed windows to front and side. Stainless steel sink with mixer tap and drainer. Opening to

### Conservatory 3.66m (11ft 10in) x 3.33m (10ft 9in)

Access from the dining room and utility. Double glazed French doors giving access to the garden. Built of brick and UPVC construction. Vinyl flooring, radiator, plastic corrugated roof and two wall lights.

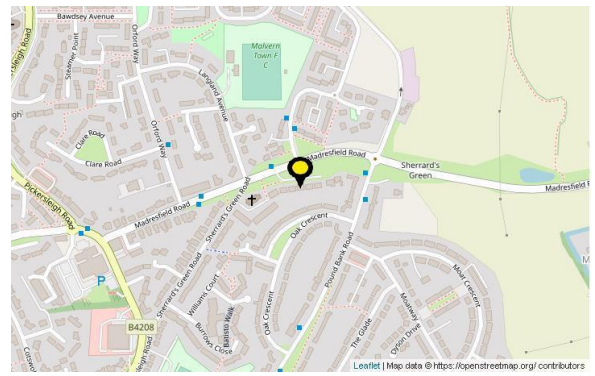
### Outside

The rear garden has secure gated access to either side of the property. Mainly laid to lawn with a lovely patio area to enjoy the south facing aspect. A large mature rear garden which has a secluded and private setting not being overlooked. Two SHEDS, mature shrubs and trees, south facing aspect and an external water tap.



## Directions

From the agent office in Great Malvern proceed down Church Street and continue over the traffic lights. Take the fifth turning left into Madresfield Road and continue to the traffic island. Turn right into Pickersleigh Road and immediately left into Madresfield Road. Continue downhill and take the right hand turn into the service road and the property will be found at the end.



## 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 formerly 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

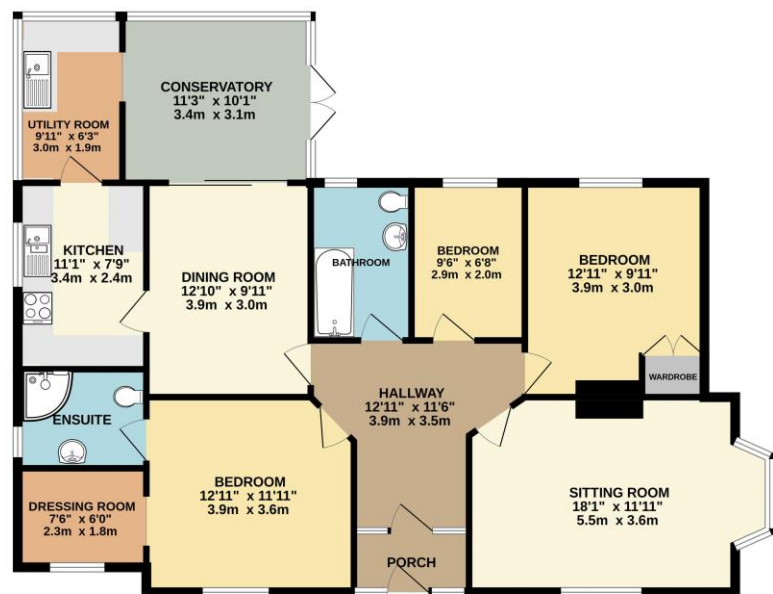
COUNCIL TAX BAND 'D'

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 C (70).

GROUND FLOOR  
1214 sq.ft. (112.8 sq.m.) approx.



TOTAL FLOOR AREA: 1214 sq.ft. (112.8 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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### 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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