

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A BEAUTIFULLY PRESENTED SEMI-DETACHED PROPERTY IN THIS HIGHLY SOUGHT AFTER LOCATION HAVING BEEN EXTENDED INTO THE LOFT SPACE OFFERING FOUR BEDROOMS AND BEAUTIFULLY PRESENTED ACCOMMODATION INCLUDING TWO RECEPTION ROOMS. EPC RATING "D"**

## 15 Pump Street – Guide Price £360,000

Pump Street, Malvern, Worcestershire, WR14 4LU

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# 15 Pump Street

## Location & Description

Situated close to the local amenities of Link Top and the facilities of Great Malvern which offers a wide range of shops, banks, building societies, Post Office, restaurants and a Waitrose supermarket. Malvern is renowned for its tourist attractions to include the famous Malvern Hills and the theatre complex with concert hall and cinema. There are many sporting facilities available including the Splash leisure centre and Manor Park Sports Club.

Transport communications are excellent with two mainline railway stations at Great Malvern and Malvern Link having connections to London Paddington, Worcester, Birmingham, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about seven miles distant and there is a regular bus service neighbouring local communities.

The property is situated close to North Hill and offers a lovely setting and outlook and gives easy access to the network of paths and bridleways that criss-cross the hills themselves so is ideal for walkers and dog owners.

## Property Description

15 Pump Street is a well presented semi-detached property situated within this highly regarded and most popular location. Situated on a side road the driveway allows parking for two vehicles which is at a premium within this area. A paved pedestrian path leads past the planted rockery through a pedestrian gate to the obscured double glazed UPVC front door with matching side panel set under a storm porch with sensor light point, positioned to the side of the property.

Internally the living accommodation is well presented with the current owner having gone through a programme of refurbishment on the property including an updated kitchen, bathroom as well as conversion of the attic space into a further bedroom with en-suite WC. The previous owner converted the garage creating a lovely dining room conveniently situated adjacent to the kitchen itself.

Throughout the property the rooms are well presented offering light and airy space all benefitting from double glazing and gas central heating. The living accommodation in more details comprises

## Reception Hallway

Being a welcoming space having an open wooden balustraded staircase rising to first floor and useful understairs recess and vertical style modern radiator. There is a useful built-in storage cupboard with shelving. Wood effect laminate flooring flows throughout this area and through a doorway into the sitting room (described later) and through into

## Kitchen 2.97m (9ft 7in) x 2.58m (8ft 4in)

Having been refitted with a range of modern drawer and cupboard base units with granite worktop over set into a Belfast style sink with flexible mixer tap over and under the double glazed window looking out to the front garden. There are matching wall units as well as a range of quality integrated appliances including a four ring gas Bosch **HOB** with extractor over and Bosch single **OVEN** under as well as a **FRIDGE** and **FREEZER** plus Bosch **DISHWASHER** and **WASHING MACHINE**. There is a combination Neff **MICROWAVE** as well as underlighting. Wall mounted gas fired boiler in matching cupboard. Inset ceiling spotlights, pelmet lighting and feature archway leads through to

## Dining Room 4.96m (16ft) x 2.37m (7ft 8in)

Positioned to the front of the property and being a lovely family orientated environment enjoying a double glazed pedestrian door and







double glazed windows to front. Two ceiling light points, vertical style modern radiator. Wood effect laminate flooring.

#### **Sitting Room 3.07m (9ft 11in) x 5.16m (16ft 8in)**

Positioned to the rear of the aspect and flooded with natural light through the double glazed window and further double glazed pedestrian door to garden. Two ceiling light points, laminate flooring and a vertical radiator.

#### **First Floor Landing**

Double glazed window to side, ceiling light point. Doorway leading to stairs rising to second floor and doors opening through to

#### **Bedroom 1 3.10m (10ft) x 3.13m (10ft 1in)**

Double glazed window to rear looks out across the Severn valley to the Bredon Hill beyond. A good sized double bedroom with ceiling light point and radiator.

#### **Bedroom 2 3.38m (10ft 11in) x 2.99m (9ft 8in)**

Double glazed window to front aspect, ceiling light point, radiator.

#### **Bedroom 3 3.10m (10ft) x 1.99m (6ft 5in)**

Double glazed window to rear with views, ceiling light point, radiator.

#### **Family Bathroom**

Having been refitted with a modern suite consisting of a white low level WC and panelled bath with mixer tap and thermostatic controlled dual head rainfall and hand held shower over Vanity wash hand basin with mixer tap and drawers under and splashback. Wall mounted vertical radiator incorporating towel rails. Inset ceiling spotlights, tiled splashbacks and tiled floor. Obscured double glazed window to front.

Second Floor

#### **Bedroom 4 5.37m (17ft 4in) x 4.49m (14ft 6in)**

Accessed via stairs from the first floor landing this would be chosen as the master bedroom and enjoys a double glazed dormer window to rear taking in the fabulous views across the Severn valley as well as there being a double glazed Velux skylight with blind to front. Ceiling light point, radiator. Eaves storage and door opening through to

#### **Wardrobe 1.94m (6ft 3in) x 1.52m (4ft 11in)**

With hanging space, light point and entrance opening through to

#### **En-suite toilet**

Fitted with a low level WC and wall mounted wash hand basin with mixer tap, ceiling light point, wall mounted extractor fan.

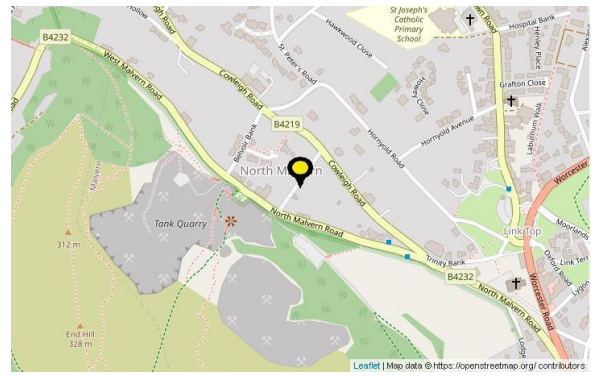
#### **Outside**

Extending away from the rear of the property is a decked seating area where the pleasures of this fantastic setting can be enjoyed giving views across the Severn valley and back up towards North Hill itself. From here there is gated pedestrian access to front and steps lead down to the formal lawn area which benefits from two wooden sheds, a covered store and outside water tap. The garden is enclosed by a fenced perimeter. The driveway has an electric charging point and water tap.



## Directions

From the agents office in Great Malvern proceed north towards Worcester. Take the first left onto North Malvern Road and after a short distance take the second right onto Pump Street and the property can be found on the left 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 "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: 1215 sq ft (112.9 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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**Malvern Office**  
**01684 892809**

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

