

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**A BEAUTIFULLY PRESENTED AND EXTENDED THREE BEDROOM SEMI-DETACHED VICTORIAN HOME RETAINING MUCH OF ITS ORIGINAL CHARM SITUATED WITHIN A QUIET BUT YET HIGHLY CONVENIENT LOCATION CLOSE TO ALL LOCAL AMENITIES WITH OFF ROAD PARKING, ENCLOSED REAR GARDEN, SPACIOUS AND VERSATILE ACCOMMODATION THROUGHOUT. EPC D**

## Chester Place – Guide Price £310,000

8 Chester Place, Malvern, Worcestershire, WR14 1RQ

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## 8 Chester Place

### Location & Description

The property enjoys a convenient position less than half a mile from the centre of Great Malvern and thus within walking distance of a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Less than five minutes' away on foot are a number of more local amenities and the wider facilities of Malvern Link are less than a mile distant. Educational needs are well catered for with a highly popular primary school less than 300 yards away and Dyson Perrins secondary school which is within half a mile. Transport communications are excellent. There is a mainline railway station at Malvern Link about fifteen minutes' walk away and junction 7 of the M5 motorway at Worcester is just eight miles. For those who like to walk the dog or stretch their legs, Malvern Link common is five minutes on foot and the Malvern Hills are within immediate striking distance.

### Property Description

8 Chester Place is an immaculately presented Victorian semi-detached residence which retains much of its original charm throughout offering sociable and stylish accommodation throughout benefitting from off road parking. The finish is to a high standard including the likes of oak hardwood flooring and enjoying a beautiful enclosed rear garden the property is set back behind the block paved driveway which gives access to the composite UPVC double glazed door to the sitting room. To the side is a brick built arch and a secure side gate opening to the rear garden.

The accommodation comprises in more detail:

#### **Sitting Room** 3.92m (12ft 8in) x 3.44m (11ft 1in) (max point)

Oak hardwood flooring, radiator, pendant light fitting, composite obscured double glazed door to driveway, double glazed sash window to the front. Wooden glazed door to the

#### **Dining Room** 3.92m (12ft 8in) x 3.44m (11ft 1in)

With oak hardwood flooring, log burner set into the fireplace on a slate hearth and wooden mantel above. Two double glazed windows to the side, radiator, understairs storage cupboard with electricity, pendant light fitting, stairs to first floor and built-in store cupboard into alcove and wooden glazed door opening to the

#### **Kitchen, Breakfast Room** 5.55m (17ft 11in) (max point) x 3.77m (12ft 2in)

Vinyl tiled flooring, partially tiled walls, range of base and eye level units with worktop over and breakfast bar seating. Ceramic sink and drainer, double glazed window to the side, built-in OVEN and GRILL with induction HOB over and extractor fan. Space for dishwasher, vertical radiator, spotlights, space for fridge freezer and open to the

### Utility

Vinyl tiled floor, radiator, double glazed window to the rear overlooking the garden, worktop with plumbing and space for a washing machine. Double glazed door to the garden. Spotlights, loft access point, Worcester Bosch boiler, partially tiled walls and door to

### Bathroom

Tiled floor, obscured double glazed window to the rear, partially tiled walls, ceiling light fitting, extractor fan, close coupled WC, vanity wash hand basin with wooden cupboard and worktop, chrome heated towel





rail, panelled bath with taps, tiled shower cubicle with electric shower connected.

### First Floor Landing

Double glazed window at the bottom of the stairs, doors to all rooms, two pendant light fittings, loft access point with partial boarding.

### Bedroom 1 3.92m (12ft 8in) x 3.46m (11ft 2in)

Original stripped and treated floorboards, pendant light fitting, radiator, double glazed window to the front. Fireplace feature with tiled hearth, built-in store cupboard with shelving.

### Bedroom 2 3.44m (11ft 1in) x 2.71m (8ft 9in)

Carpet, built-in wardrobe to alcove, fireplace feature, radiator, double glazed window to rear.

### Bedroom 3 2.71m (8ft 9in) x 2.11m (6ft 10in)

Ideal home office or nursery. Carpet, pendant light fitting, double glazed window to the rear and radiator.

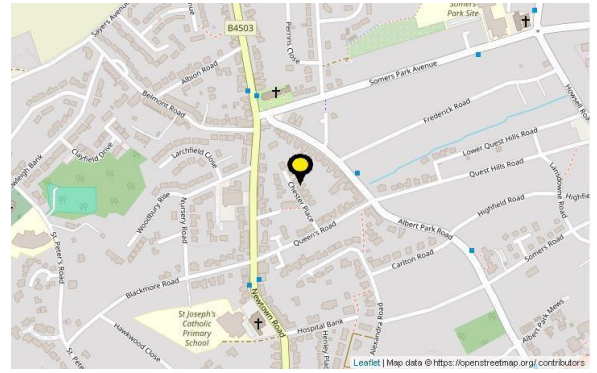
### Outside

The garden is accessed from the secure side gate from the driveway and side door from the utility. There is a side passage ideal for storage and the current owners have a log store. This leads to a patio area with a picket fence around to enjoy the private secluded setting, the perfect spot for alfresco dining. A gate opens to the lawned section which has planted borders and a mature aspect providing colour throughout the year. A block paved pathway leads to the bottom of the garden where you can find a gravelled section which is an ideal seating area to enjoy the sunshine and a lovely view of North Hill. This is also an ideal storage area and offers potential to install a home office/workshop (subject to the relevant permissions being sought). The garden benefits from external tap, lighting and an external power points at the side of the property from the driveway.



## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. At the first set of traffic lights turn left signed to Leigh Sinton. The road forks in three directions. Bear right into Newtown Road and follow the road down taking a right turn into Queens Road. Take the second left into Chester Place where the property will be found at the top of the cul-de-sac 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 "B"

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 (58).



TOTAL FLOOR AREA: 877 sq ft, (81.5 sq m) approx.  
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 is made as to their condition 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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