

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A FANTASTICALLY POSITIONED THREE BEDROOMED SEMI-DETACHED VICTORIAN PROPERTY AFFORDING FANTASTIC AND FINE VIEWS OVER OPEN PLAYING FIELDS TO THE MALVERN HILLS BEYOND. THE LIVING ACCOMMODATION IS BEAUTIFULLY PRESENTED BENEFITTING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING AS WELL AS A LOVELY ENCLOSED GARDEN. EPC RATING "E" NO CHAIN**

## Dukes Way – Guide Price £260,000

19 Dukes Way, Malvern, Worcestershire, WR14 3JE

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# 19 Dukes Way

## Location & Description

Dukes Way is close to local amenities including a general store, inn, church and bus service. The centre of Barnards Green is within easy access and has a wider range of shops and a Co-op supermarket.

Great Malvern offers a further range of amenities including shops, banks, building societies, Post Office, restaurants and the Waitrose supermarket. Malvern as well as being famous for its range of hills is also renowned for its tourist attractions which include the theatre complex with concert hall and cinema. There are also many sporting facilities available including the Splash leisure centre and Manor Park Sports Club.

Educational facilities are well catered for with primary schools in the area as well as The Chase High School in Geraldine Road. Transport communications are excellent with Great Malvern mainline railway station in Avenue Road having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about eight miles distant and brings The Midlands and most parts of the country within a convenient travelling time.

## Property Description

19 Dukes Way represents a beautiful example of a Victorian semi-detached property in this no through road location. No doubt one of the key selling points of this property is its westerly aspect affording fine views across open playing fields to the Worcestershire Beacon, North Hill and Malvern itself.

The property is set back from the road behind a paved foregarden which allows parking for a small vehicle. The paved pedestrian path leads to the composite obscured glazed front door which is positioned to the side of the property and opens to the living accommodation which is set over two floors all benefitting from double glazing and gas central heating. The rooms themselves have been beautifully maintained by the current owner and are flooded with natural light through the large double glazed windows.

The living accommodation in more detail comprises

### Entrance Hall

Ceiling light point, useful understairs storage cupboard, wood effect laminate flooring flowing throughout this area and through a doorway into the dining room (described later) as well as through a further pedestrian four panelled door opening to

### Sitting Room 3.69m (11ft 11in) x 3.46m (11ft 2in)

Affording a double glazed picture window looking out to the Malvern Hills. Ceiling light point, coving to ceiling, radiator. A coal effect electric fire in a feature fire surround with cupboard shelved alcoves to either side.

### Dining Room 3.35m (10ft 10in) x 3.35m (10ft 10in) (minimum)

Having a double glazed window to rear, ceiling light point, coving to ceiling. A four panelled door gives access to the stairs rising to first floor and a further door opens through to the kitchen. Radiator. Built-in alcove storage cupboards.







### **Kitchen 2.48m (8ft) x 2.30m (7ft 5in)**

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Set beneath the double glazed window to one side is a stainless steel sink unit with mixer tap and drainer. There is an undercounter connection point for a washing machine and further kitchen white goods. Wall mounted boiler, tiled splashbacks, ceiling light point and entrance through to

### **Rear Lobby**

Obscured double glazed UPVC door giving access to the conservatory and a double doored airing cupboard housing the hot water tank with shelving over. Door opens through to

### **Ground Floor Bathroom**

Fitted with a white low level WC and pedestal wash hand basin and panelled bath with electric shower over. Ceiling light point, wall mounted extractor fan, radiator and splashbacks in complimentary tiling. Obscured double glazed window to side.

### **Conservatory 3.07m (9ft 11in) x 1.89m (6ft 1in)**

Added to the property by the current owner ten years ago and being flanked by double glazed windows to three sides incorporating two double glazed pedestrian doors giving access to the garden. Power.

### **First Floor Landing**

Double glazed window to side, ceiling light point, loft access point and door opening through to

### **Bedroom 1 3.69m (11ft 11in) x 3.85m (12ft 5in)**

Positioned to the front of the property and affording fine views up to the Malvern Hills through the double glazed window. Ceiling light point, radiator and feature fireplace.

### **Bedroom 2 3.35m (10ft 10in) x 3.87m (12ft 6in)**

This is a versatile and flexible space and a through room to bedroom 3 and having a double glazed window overlooking the lovely rear garden. Ceiling light point, radiator, further loft access point and feature fireplace. Door opens through to

### **Bedroom 3 2.25m (7ft 3in) x 2.30m (7ft 5in)**

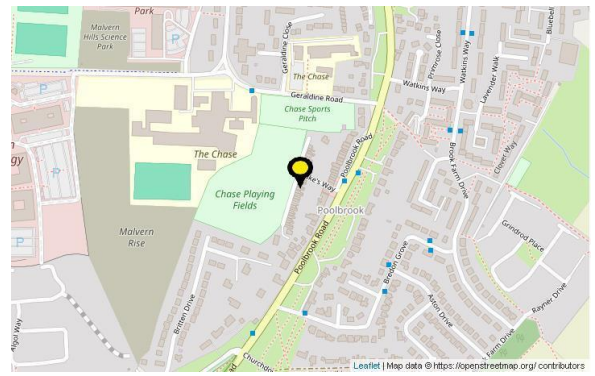
Double glazed window to rear. This would make an excellent dressing room, bedroom or home office. Ceiling light point, radiator.

### **Garden**

This is a wonderful enclosed space and initially having a paved patio area where the pleasures of this fantastic setting can be enjoyed. There is a pedestrian path to wooden gate giving access to front. The pathway continues past a lawned area to a further shaped paved patio area with glimpses back up towards North Hill. At the bottom of the garden is a wonderful bed planted with a variety of plants and shrubs with the garden further benefitting from gated rear pedestrian access as well as a shed. The garden is enclosed by a fenced and hedged perimeter. Outside water tap.

## Directions

From the agent office in Great Malvern proceed south along the A449 Worcester Road and turn left into Church Street. Continue downhill until you reach the roundabout in Barnards Green. Take the third exit just after the shops. Take the second turning right into Poolbrook Road and proceed for 0.4 miles, take a right hand turn down the side of the One Stop Shop into Dukes Way. At the 'T' junction turn left and the property can be found on the left 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

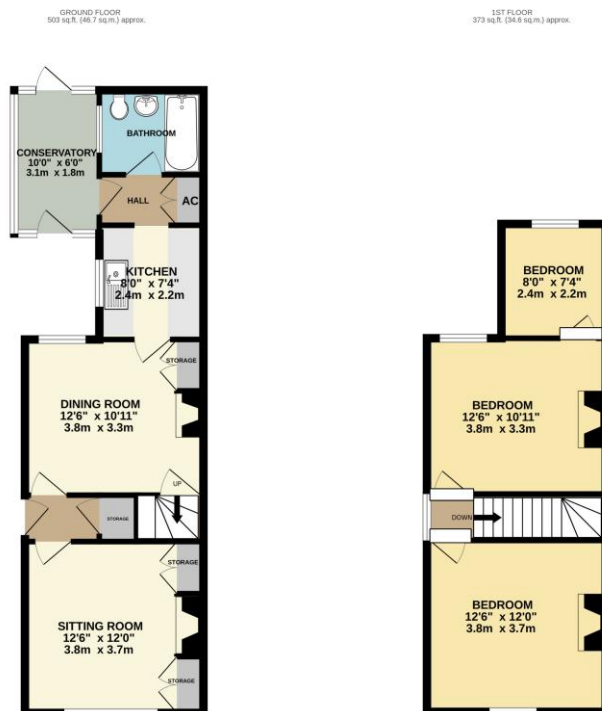
## Council Tax

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 E (42).



TOTAL FLOOR AREA: 876 sq ft (81.4 sq m.) approx.  
Whilst 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 error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to even operability or efficiency can be given.  
Made with RoomSketcher

## 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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