

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A THREE BEDROOMED DETACHED BUNGALOW IN NEED OF REFURBISHMENT AND UPDATING POSITIONED IN A HIGHLY CONVENIENT LOCATION AND ENJOYING A LOVELY ENCLOSED GARDEN. ENERGY RATING "D"

Butterfly Cottage - Guide Price £290,000

2 Lydes Road, Malvern, WR14 2BY

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Butterfly Cottage

Location & Description

Located in the popular residential district of Barnards Green, which offers a bustling shopping precinct with a number of independent retailers as well as Co-Op supermarket. There are also excellent community facilities locally as well as restaurants, cafes, public houses and take aways. More extensive amenities are available in the hillside Victorian town of Great Malvern, which includes Waitrose supermarket and the renowned theatre and cinema complex. The retail park on Townsend Way, just outside Malvern Link has a number of high street names including Marks & Spencer, Morrisons and Boots to name but a few.

Transport communications are excellent with Great Malvern railway station being a short distance away and offering direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs through Barnards Green connecting the neighbouring areas. Junction 7 of the M5 motorway, just outside Worcester, brings the Midlands, south west and south Wales into an easy commute.

Educational needs are well catered for at primary and secondary levels in both the public and private sectors.

Property Description

2 Lydes Road is a conveniently situated detached bungalow located in a highly convenient location. The property is approached via a pedestrian gate set into a hedged perimeter leading to a gravel path through planted beds to either side arriving at the front door that is set under a canopy storm porch and opening to the accommodations which is in need of some refurbishment and updating.

To the the left of the path is space where a conservatory had been built but has now been removed and this would make for a wonderful addition to the front garden or to provide extra parking. To the left of this gravel area a driveway provides parking for vehicles.

Internally the accommodation benefits from gas central heating and double glazing and comprises in mor detail:

Entrance Hall

Being an L shape and giving access to all principal rooms. Having ceiling light point, access to loft space, radiator and doors to

Living Room 6.17m (19ft 11in) max into recess x 3.38m (10ft 11in)

A lovely light and airy room enjoying a southerly aspect with double glazed window and double glazed double doors opening to the garden. Further double glazed window to front. Two ceiling light points. Wood burning stove set into a feature wooden fire surround and mantle on a slate hearth. Radiators.

Kitchen 2.92m (9ft 5in) x 3.04m (9ft 10in)

Fitted with a range of shaker style drawer and cupboard base units with worktop over and stainless steel sink unit with mixer tap and drainer. Double glazed window to rear, ceiling light





point. Tiled splashbacks. Wall mounted boiler and further double glazed window to side. Radiator, space for electric cooker. Entrance to

Utility/Rear Porch 1.37m (4ft 5in) x 1.89m (6ft 1in)

Space for fridge freezer and connection point for washing machine. Double glazed window to rear, ceiling light point and UPVC obscure glazed door giving access to side.

Bedroom 1 3.66m (11ft 10in) x 3.07m (9ft 11in)

Double glazed window to side, ceiling light point and radiator.

Bedroom 2 2.84m (9ft 2in) x 3.66m (11ft 10in)

A further good size double bedrooms with double glazed window to front, ceiling light point and radiator.

Bedroom 3 2.94m (9ft 6in) max x 3.10m (10ft)

Double glazed window to side overlooking the garden. Ceiling light point, radiator.

Bathroom

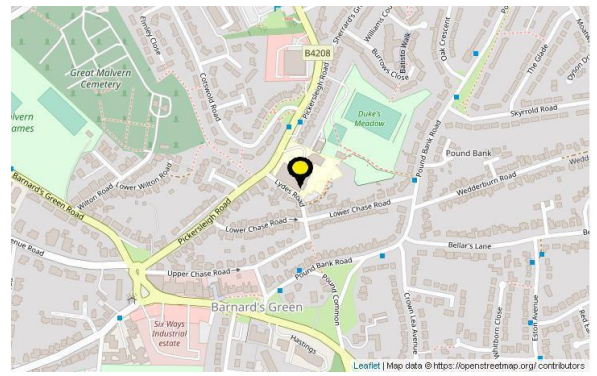
Fitted with a white low level WC, pedestal wash hand basin, panelled bath with thermostatically controlled shower over. Obscure double glazed window to rear, ceiling light point and radiator.

Outside

To the southerly aspect of the house is a lovely enclosed garden with a mature hedged perimeter. From the path giving access to the rear and front of the property and also to the lawn and gravel garden with shaped beds planted with a variety of plants and shrubs. Interspersed with a number of mature specimen trees. A pathway continue across the rear of the property and leads to the left hand side of the bungalow where there is a further gravelled seating area where the **SHED/WORKSHOP** is positioned and which needs to be finished. There is gated pedestrian access to front and this area is enclosed by a fenced perimeter and giving access to the driveway allowing parking for a vehicle.

Directions

From Great Malvern proceed down Church Street into Barnards Green Road. Carry on past Malvern St James Girls School and Sports Centre to a major island in Barnards Green itself. Take the second turn to the left into Upper Chase Road following this route to the very bottom where it bears sharply left. At the next junction continue straight over (across Lower Chase Road) into Lydes Road which faces you. The driveway belonging to number 2 is on the right hand side as indicated by the agent's For Sale board.



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 "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 (58).

GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 various, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with Mapbox 22/05/20

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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