

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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SITUATED IN A QUIET CUL-DE-SAC LOCATION A DETACHED THREE BEDROOMED BUNGALOW IN NEED OF SOME COSMETIC REFURBISHMENT AND UPDATING OFFERING WELL PROPORTIONED ROOMS BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING AS WELL AS A LOVELY SOUTH FACING GARDEN WITH WESTERLY VIEWS TO THE MALVERN HILLS. ENERGY RATING "D" NO CHAIN

Fraser Close - Guide Price £330,000

8 Fraser Close, Malvern, Worcestershire, WR14 3QG

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8 Fraser Close

Location & Description

Enjoying a convenient location in one of Malvern's most popular and well established residential areas approximately a mile from the centre of Barnards Green where there is an excellent range of amenities including shops, a Co-Op supermarket, takeaways and cafe.

The cultural and historic town of Great Malvern is only just over a mile distant. Here there is an even more comprehensive range of amenities, including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Malvern's main retail park is just over two miles away. Here one can find a number of familiar High Street names including Marks & Spencer and Boots.

Educational facilities are second to none. The property is within immediate reach of some of the best schools in the area in both the private and state sectors at both primary and secondary levels, including The Chase Secondary in Barnard's Green itself.

Transport communications are also good. There is a main line railway station just over a mile away between Barnards Green and Great Malvern. Junction 7 of the M5 motorway south of Worcester and Junction 1 of the M50 south of Upton Upon Severn, are each within easy commuting distance. Local bus route around Malvern including to the retail park.

Property Description

8 Fraser Close is a well situated, link-detached bungalow in a quiet cul-de-sac location in the convenient location.

The property is set back from the road behind a lovely lawned foregarden with deep planted beds displaying colour and vibrance throughout the year and flanked by a hedged perimeter. A single width driveway is positioned to the right hand side of the property and leads to an attached single garage. A paved path accesses the obscure glazed wooden front door that opens to the accommodation which is in need of some cosmetic refurbishment and updating but offers a wonderful opportunity for any discerning buyer to make this property their own.

One of the key selling points is the well proportioned rooms with versatility in their use and benefitting from double glazing and gas central heating as well as a lovely south facing garden.

The accommodation in more detail comprises:

Entrance Porch

Accessed via an obscure glazed wooden front door with matching side panels, ceiling light point, tiled floor, obscure double glazed wooden door with matching side panel opening to a passageway to the rear garden. A obscure glazed wooden front door opens to

Entrance Hall

Enjoying a useful cloaks cupboard with hanging rail and hooks. Ceiling light point, radiator and obscure glazed door with matching side panel opening to

Dining Room 4.49m (14ft 6in) x 2.92m (9ft 5in)

A lovely through room situated conveniently adjacent to the kitchen. Double glazed patio doors looking out to the southerly aspect and the beautiful garden. Ceiling light point, radiator, coving to ceiling. Door to kitchen and inner hallway (described later) and door to

Sitting Room 5.68m (18ft 4in) x 3.44m (11ft 1in)

A well proportioned room positioned to the rear of the property and enjoying double glazed patio doors overlooking the rear garden and giving glimpses of the Malvern Hills. Two ceiling light points, four wall light points and Living Flame effect gas fire. Radiator.

Kitchen 3.61m (11ft 8in) x 2.42m (7ft 10in)

Fitted with a range of drawer and cupboard base units with roll edge worktop over and matching wall units incorporating display cabinets. Free standing Cannon dual fuel gas HOB and electric OVENS, and extractor over, Zanussi WASHER DRYER. Set beneath a double glazed window that overlooks the rear garden is a stainless steel sink unit with mixer tap and drainer. Ceiling light point, tiled splashbacks. Built in storage cupboard and pantry. Pedestrian door leading to





Covered Walkway

Door to entrance porch and double glazed door to rear. Water tap. Ceiling light point and door to

Utility/Storeroom

This is a flexible space which could be converted into a utility room. Window to rear, ceiling light point and door to garage (described later). Power point.

Inner Hallway

Ceiling light point, radiator, airing cupboard with double doors housing the wall mounted Worcester combination, condensing boiler. Doors to

Master Bedroom 4.03m (13ft) to wardrobes x 3.46m (11ft 2in)

A sizeable double bedroom with lovely dual aspect double glazed windows that flood the area with natural light. Bank of fitted wardrobes to one wall incorporating hanging, shelf and drawer space. Two ceiling light point, radiator and coving to ceiling.

Bedroom 2 2.92m (9ft 5in) x 3.35m (10ft 10in)

Double glazed window to front, a further double bedroom with ceiling light point, coving to ceiling and radiator.

Bedroom 3 2.89m (9ft 4in) x 1.96m (6ft 4in)

This is a versatile space that could be a bedroom, home office or hobbies room. Double glazed window to front, ceiling light point, coving to ceiling and radiator. Access to loft space by pull down ladder. Light and loose boarding.

Shower Room

Fitted with a low level WC, vanity wash hand basin with cupboard under. Corner shower enclosure with electric Mira Sport shower over. Tiled splashbacks. Obscure double glazed window to side. Radiator and ceiling light point.

Outside

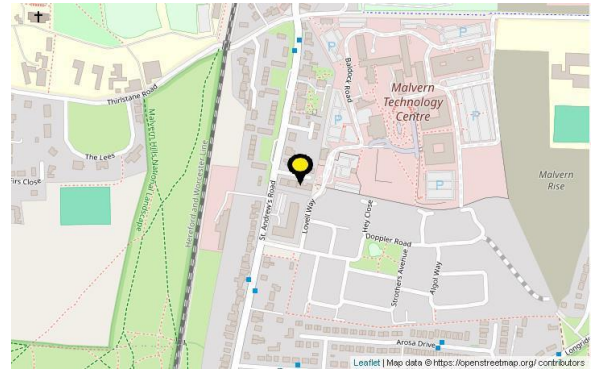
One of the key selling points of this property is the lovely south facing garden which enjoys views of the Worcestershire Beacon to the west aspect. A recessed covered verandah sits by the patio doors from the dining room and leads to a paved patio area that extends away from the property and from where the pleasures of this delightful setting can be enjoyed. There is a main lawn area with deep herbaceous beds to the centre and three sides offering a wonderful variety of plants, shrubs and roses. The whole garden is enclosed by a fenced perimeter and there is pedestrian access to front as well as a pull out awning over the sitting room patio doors. One area of the garden is given over to what used to be a very productive vegetable patch and could easily be resurrected and there are still Asparagus plants that sprout. There is also a Fig tree and Gooseberries.

Garage 4.99m (16ft 1in) x 2.53m (8ft 2in)

Up and over door to front, light, power and door to utility/workshop.

Directions

From the agent's offices in Great Malvern proceed south along the A449 Wells Road in the direction of Ledbury. Follow this road for just under a mile across common land before turning very sharp left (opposite the Railway Inn) into Peachfield Road. Follow this route downhill (with the common on your left hand side) over a railway bridge before taking the next left turn into St Andrews Road. After a short distance turn right into Fraser Close and the bungalow will be found on the right at the end of the cul-de-sac 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 "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 D (65).



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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