

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A CONVENIENTLY SITUATED THREE BEDROOMED MID TERRACE PROPERTY BENEFITING FROM DOUBLE GLAZING, GAS CENTRAL HEATING, ENCLOSED REAR GARDEN. DINING KITCHEN, SITTING ROOM AND BATHROOM. ENERGY RATING "C"

Orford Way - Guide Price £220,000

8 Orford Way, Malvern, WR14 2EH

3 1 1



8 Orford Way

Location & Description

Positioned in a convenient location with good access to the amenities of Malvern Link, Barnards Green and the retail park on Townsend Way. More extensive facilities are available in the nearby city of Worcester and in Great Malvern.

Transport communications are excellent with the property being positioned on a bus route as well as there being a mainline railway station in Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester bringing The Midlands, South West and South Wales into an easy commute.

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

Property Description

8 Orford Way is an three bedroomed mid terrace property set back from the road behind a lawned foregarden enclosed by a fenced and walled perimeter. An entrance leads to a pedestrian path with lawn and planted bed to side. An obscure double glazed UPVC front door opens to the accommodation that benefits from gas central and double glazing and comprising in more detail of

Entrance Porch

Three double glazed windows. Obscured double glazed front door opening to

Entrance Hall

Stairs to first floor. Useful understairs storage cupboard, radiator, wood effect laminate flooring flows through a doorway into

Sitting Room 4.28m (13ft 10in) max into bay x 3.38m (10ft 11in)

Double glazed bay window to front affording views up to the Malvern Hills. A focal point of this room is the wood burning stove set onto a slate hearth. Ceiling light point.

Dining Kitchen 2.63m (8ft 6in) x 5.35m (17ft 3in)

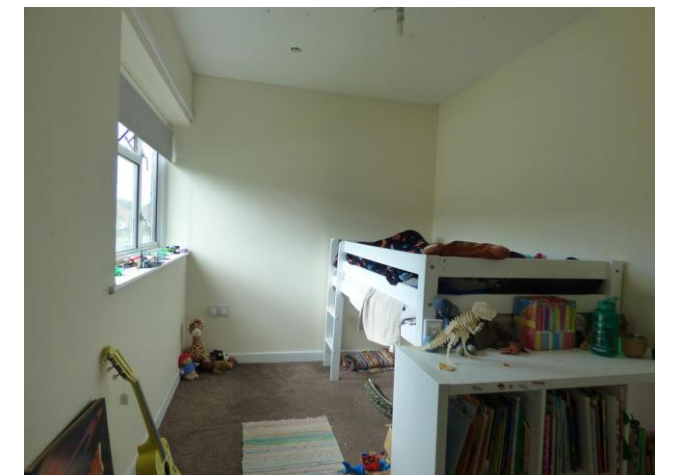
Positioned to the rear of the property and offering a range of drawer and cupboard base units with butchers block style worktop over, set into which is a stainless steel sink unit with mixer tap and drainer, under a double glazed window to rear. Wall mounted boiler. Integrated Bosch stainless steel four ring gas **HOB** with extractor over and **DOUBLE OVEN** under. Space and undercounter connection point for slimline **DISHWASHER**. Further double glazed window to rear, inset ceiling spotlights, tiled splashbacks. Door to

Rear Lobby

Entrance to garden and a further door opening to a passageway giving pedestrian access to the front of the house. Door to

Cloakroom

High level WC and further useful store cupboard.





First Floor

Landing

Ceiling light point, access to loft space, inset ceiling spotlights and doors to

Bedroom 1 3.18m (10ft 3in) max into wardrobe x 3.25m (10ft 6in)

Double glazed window overlooking the rear garden. Ceiling light point, radiator, recessed cupboards to either side of the chimney breast.

Bedroom 2 2.25m (7ft 3in) x 3.64m (11ft 9in)

Positioned to the front of the property and enjoying views to the Malvern Hills through a double glazed window. Storage cupboard, ceiling light point, radiator.

Bedroom 3 4.44m (14ft 4in) x 1.89m (6ft 1in)

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

Bathroom

Fitted with a white low level WC, vanity wash hand basin with mixer tap, panelled bath with mixer tap and a shower head fitment and thermostatically controlled rainfall shower. Obscure double glazed window to rear, tiled splashbacks, ceiling light point, wall mounted chrome heated towel rail.

Outside

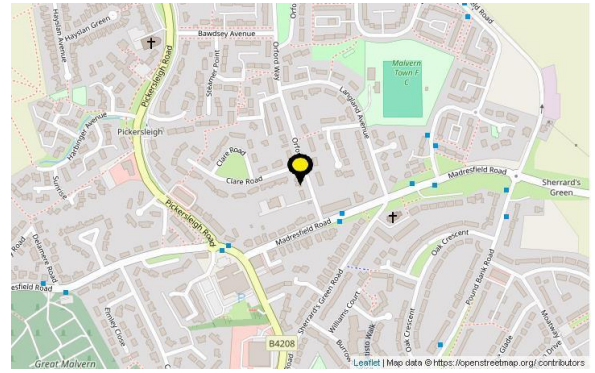
A paved patio area extends away from the property leading to a lawn which is enclosed by a fenced perimeter. Attached to the property is a brick built store which in the past has been used as a utility space and having space and plumbing for washing machine. Connected to this is a

Garden Room

Brick built under a pitched slate roof with double glazed windows to two sides and double glazed door giving access. The garden benefits from an outside water tap and sensor security light.

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. At the main set of traffic lights turn right into Pickersleigh Avenue and proceed until reaching a traffic light controlled crossroads. Turn left on to North End Lane and then take the first right hand turning in Orford Way proceeding down the road where the property can be found towards the junction with Madresfield Road on the left 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 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 C (69).



JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981

Malvern Office
01684 892809

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

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.