

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A UNIQUE GROUND FLOOR MAISONETTE OFFERING SPACIOUS AND VERSATILE ACCOMMODATION SITUATED IN A QUIET CUL-DE-SAC POSITION WITH ITS OWN PRIVATE WEST FACING GARDEN APPROXIMATELY 13 METRES X 10 METRES. EPC RATING "C"

Gloucester Close – Guide Price £140,000

15 Gloucester Close, Malvern, Worcestershire, WR14 1DG



15 Gloucester Close

Location & Description

15 Gloucester Close is situated in a cul de sac on the outskirts of Malvern Link and within easy reach of both the bustling shopping precinct and also the retail park on Townsend Way where there are a number of high street names including Morrisons, Next, Marks & Spencer and Boots to name but a few. Further and more extensive amenities are available in the hillside town of Great Malvern or the city of Worcester.

Transport communications are excellent with a bus service running down the Worcester Road connecting the neighbouring areas, as well as a mainline railway station in Malvern Link offering connections to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, South West and South Wales into an easy commute.

Educational needs are well catered for at both primary and secondary levels.

Property Description

This is a fantastic opportunity to purchase a well presented one bedroom ground floor maisonette which benefits from its own private garden (approximately 13 metres x 10 metres) which enjoys a west facing aspect, together spacious accommodation throughout. The owner has recently replaced the gas boiler and there is double glazing throughout. The property is approached via a share path passing communal lawn section to your private pathway which leads to the obscured UPVC double glazed front door and storage cupboard which houses meters and electricity. The private path also leads you to your private securely gated rear garden and the accommodation comprises in more detail of

Entrance Hall

Laminate flooring, doors to bedroom, sitting room, bathroom, radiator, pendant light fitting, space for coat hooks.

Bedroom 4.00m (12ft 11in) x 3.07m (9ft 11in)

Carpet, double glazed window overlooking the private rear garden, radiator, pendant light fitting.





Bathroom

Vinyl tiled flooring, tiled walls, obscured glazed window to the front, heated towel rail, pedestal wash hand basin, close coupled WC, panelled bath with electric shower connected and ceiling light fitting.

Sitting Room 4.28m (13ft 10in) x 3.77m (12ft 2in)

Carpet, double glazed window to the front, radiator, two ceiling light fittings and open to the

Kitchen 3.25m (10ft 6in) x 2.53m (8ft 2in)

Tiled floor and partially tiled walls. Range of base level units with worktop over. Space for washing machine, built-in OVEN and Neff HOB, sink and drainer, double glazed window to the rear overlooking the garden, ceiling light fitting. Recently replaced boiler.

Pantry

With tiled floor, ceiling light fitting, obviously an ideal storage area.

Outside

The main selling point of this property is the benefit of its own private garden which is approximately 13 metres X 10 metres, extremely well maintained by the current owners. The garden is mainly laid to lawn with a range of planted shrub and gravel borders and enjoys a west facing aspect to enjoy the afternoon sunshine. There is a GREENHOUSE and SHED. The garden provides a peaceful and private setting. External water tap.

Directions

From our Malvern office, proceed down Worcester Road heading towards Malvern Link. Continue straight on through the link and straight over the traffic lights. Go past the petrol stations straight on and take the left into Queen Elizabeth Road. Then take a right into Duke of Edinburgh Way, follow the road round taking a right into Gloucester Close. At the next 'T' junction turn left and number 15 can be found on the left hand side.



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 verification) that the property is Leasehold. The property is held on a 125 year lease from 1991. The ground rent is £10pa and the annual service charge is £475.48.

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 "A"

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 (75).

GROUND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA: 523 sq ft. (48.6 sq m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error or omission in this statement. This plan is for information purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metropix C2025

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.



Malvern Office
01684 892809

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

