

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED AND SPACIOUS DETACHED BUNGALOW ENJOYING A CONVENIENT POSITION CLOSE TO ALL AMENITIES AND OFFERING GENEROUS ACCOMMODATION WITH GAS CENTRAL HEATING, DOUBLE GLAZING, HALL, LOUNGE, WELL EQUIPPED KITCHEN/BREAKFAST ROOM, UTILITY ROOM, THREE BEDROOMS, SHOWER ROOM WITH WC, LANDSCAPED GARDEN AND EXTENSIVE PRIVATE PARKING WITH CAR PORT. EPC RATING "D"**

## Guide Price - £365,000

1 Russell Drive, Malvern WR14 2LE

3 1 1





# Russell Drive

## Location & Description

The property enjoys a convenient position within a few minutes walk of the bustling and well served neighbourhood of Malvern Link where there is a comprehensive range of amenities including shops and a variety of supermarkets, public houses, takeaways and places to eat out. There are also two filling stations and Malvern's main retail park is less than a mile distant. Here there are a number of familiar high street names including Marks & Spencers, Boots, Morrisons and many others.

The larger cultural historic town of Great Malvern is just over a mile away. Here there is an even wider selection of facilities including shops and banks, Waitrose Supermarket, the renowned cinema and theatre complex and the Splash Leisure Pool and Gymnasium.

The property is a short walk from Malvern Link Common so this is the ideal spot for those who enjoy the outdoors or walking the dog. Victoria Park playground is on the doorstep and the full range of the Malvern Hills is less than five minutes by car.

## Property Description

1 Russell Drive is a traditional single storey detached bungalow which was the subject of updating and refurbishment just over six years ago. This included the complete rewiring of the building, the installation of a gas fired central heating boiler, the addition of insulation in the roof spaces, the laying of oak laminate flooring to most of the accommodation and the refitting of the kitchen and shower room. The result is a well presented home.

The current accommodation includes an enclosed porch, large reception hall, lounge, a well equipped kitchen/breakfast room, utility room, three bedrooms and shower room with WC.

Outside a wide gravelled driveway and car port provide parking for several vehicles and to the rear of the house is a landscaped garden.

## Enclosed Entrance Porch

Double glazed outer doors and window, replacement inner door with glazed side panel leading to

## Reception Hall 3.25m (10ft 6in) x 1.65m (5ft 4in) (minimum)

A lovely entrance to the property with radiator and oak laminate flooring.

## Lounge 4.90m (15ft 10in) x 3.51m (11ft 4in)

Oak laminate flooring, two radiators, three wall light points, double glazed window to side aspect and pair of double glazed doors and side windows to rear garden.

## Kitchen/Breakfast Room 3.66m (11ft 10in) x 3.10m (10ft)

Range of contemporary floor and eye level cupboards with drawers and work surfaces having tiled surrounds. Integrated one and a half bowl single drainer stainless steel sink with mixer tap, space and plumbing for slimline dishwasher, integrated FRIDGE, ceiling downlighting, radiator, double glazed window to front aspect and double glazed door to





#### **Utility Room 4.03m (13ft) x 1.63m (5ft 3in)**

Gas fired central heating boiler, single drainer stainless steel sink unit, space and plumbing for washing machine, double glazed door leading to rear garden.

#### **Bedroom 1 3.82m (12ft 4in) x 2.92m (9ft 5in)**

Oak laminate flooring, radiator and double glazed window to rear aspect.

#### **Bedroom 2 3.82m (12ft 4in) x 2.79m (9ft)**

Oak laminate flooring, radiator, double glazed window to side aspect and further double glazed window to rear aspect.

#### **Bedroom 3 3.66m (11ft 10in) x 2.73m (8ft 10in)**

Radiator, oak laminate flooring and double glazed window to front and side aspects.



#### **Shower Room 1.86m (6ft) x 2.48m (8ft)**

Large walk-in double shower cubicle with tiled surround, radiator, pedestal wash basin, close coupled WC, ceiling downlighting, fitted handrail. Access to roof space.

#### **Agent's Note**

It should be noted that there are strategically located points for TV's, as well as smoke alarms in the hall and utility room and a heat/smoke alarm in the kitchen.

#### **Outside**

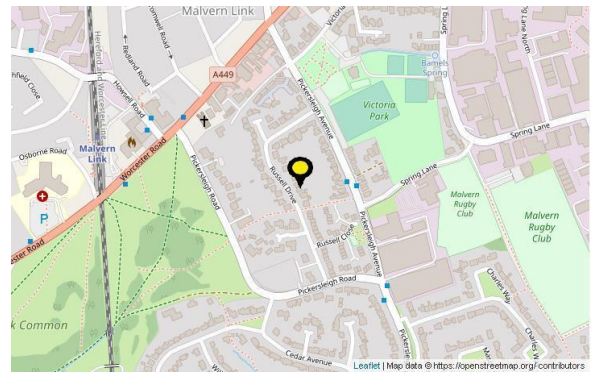
Immediately in front of the property is a wide gravel driveway leading to a car port and providing extensive parking for anything up to six cars. A gated side access leads directly into the rear garden where there is a paved seating area, lawn, herbaceous borders, shrubs and fenced boundaries. At strategic points there is an external tap and external lighting. There are also two garden stores of timber construction.





## Directions

From the agent's offices in the centre of Great Malvern proceed north along the A449 Worcester Road in the direction of Malvern Link. After just over a quarter of a mile pass through a set of traffic lights at Link top, bearing right downhill with Malvern Link Common on your right hand side. Continue through another set of traffic lights (still with the common on your right) and past the railway and fire stations on your left. Just after the fire station as the common ends turn right into Pickersleigh Road following the bottom of the common which remains on your right. Continue round a sharp left hand bend. Russell Drive is the second turn to the left. Follow this route round to the right and to the very end where number 1 can be seen on the right 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 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

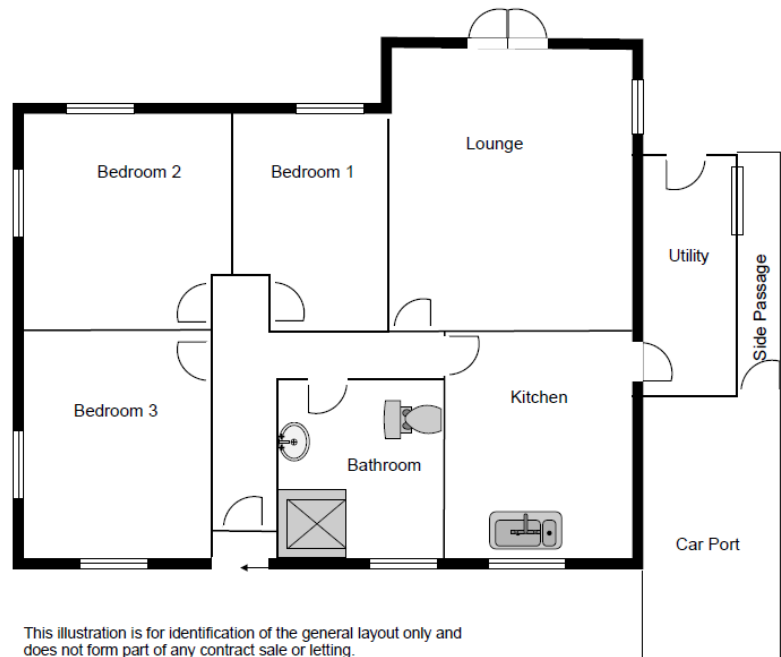
## Council Tax

COUNCIL TAX BAND "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 (68).



This illustration is for identification of the general layout only and does not form part of any contract sale or letting.  
Drawing is not to scale.  
1 Russell Drive, Malvern WR14 2LE

## 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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