

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TRADITIONAL DETACHED FAMILY HOUSE OFFERING SPACIOUS TWO STOREY ACCOMMODATION IN A HIGHLY REGARDED RESIDENTIAL NEIGHBOURHOOD LESS THAN A QUARTER OF A MILE FROM BARNARDS GREEN, CURRENTLY COMPRISING A PORCH, RECEPTION HALL, CLOAKROOM WITH WC, KITCHEN/BREAKFAST ROOM, LOUNGE/DINING ROOM, FOUR BEDROOMS, SHOWER ROOM, SEPARATE WC, GAS FIRED CENTRAL HEATING, DOUBLE GLAZED WINDOWS, PRIVATE OFF ROAD PARKING, GARAGE AND A MATURE LANDSCAPED GARDEN. NO CHAIN. EPC RATING C

Eston Avenue - Guide Price £440,000

25 Eston Avenue, Barnards Green, Malvern, Worcestershire, WR14 2SR

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25 Eston Avenue

Location & Description

The property enjoys a convenient position only about fifteen minutes on foot from the centre of Barnards Green where there is a full range of amenities including the Co-Op supermarket, a variety of shops and takeaways. The cultural and historic town of Great Malvern is just over a mile away. Here there is more comprehensive range of facilities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and Splash Leisure Pool and gymnasium.

Transport communications are excellent. Junction 7 of the M5 motorway at Worcester and Junction 1 of the M50 south of Upton upon Severn are both within striking distance and there is a mainline railway station in Great Malvern just twenty minutes walk away. The property is also within the catchment area of The Chase Secondary School.

Property Description

25 Eston Avenue is a traditional two storey detached house. It is offered with gas fired central heating and double glazed windows. On the ground floor an enclosed porch leads to a generous hall, cloakroom with WC, a lounge/dining room, a kitchen/breakfast room off which there is a small lobby leading to the garage and a rear porch leading outside. At first floor level a large landing leads to four bedrooms and to a contemporary shower room with separate WC. Most of the rooms to the front of the house have views towards the Malvern Hills.

Outside a short driveway provides off road parking for at least one vehicle and leads to the attached garage. The lovely mature and extremely colourful garden provides a private setting. The house is only about fifty metres from Guarlford Common.

Ground Floor

Glazed Entrance Porch

With light and part glazed inner door leading to

Reception Hall 4.34m (14ft) x 1.49m (4ft 10in)

Radiator, wood block flooring, central heating thermostat, stairs leading to first floor, doors leading to kitchen and lounge/dining room (both described later) and also to

Cloakroom

Close coupled WC, hand rail, pedestal wash basin and window.

Lounge/Dining Room 7.44m (24ft) x 3.35m (10ft 10in)

Fireplace with reconstituted stone surround, slate mantel and hearth. Two radiators, double glazed window to front aspect and sliding double patio doors leading into rear garden. Doors also to

Kitchen/Breakfast Room 6.12m (19ft 9in) x 2.97m (9ft 7in) (maximum)

Floor and eye level cupboards with work surfaces and tiled surrounds. Integrated four ring electric hob, extractor fan, eye level oven and grill. Space and plumbing for dishwasher. One and a half bowl stainless steel sink unit with mixer tap. Double glazed window to side aspect and double glazed bow window overlooking rear garden. Two further windows to rear aspect, partial wood block flooring in dining area, radiator and archway to





Lobby

With boiler cupboard (housing the gas fired central heating boiler), further built-in understairs cupboard and glazed door to

Rear Porch

Quarry tiled floor, cold water tap, part glazed door leading outside and further internal door leading to garage (described later).

First Floor

Landing 6.09m (19ft 8in) x 2.25m (7ft 3in) (maximum)

A generous landing with double glazed window to side aspect, access to roof space (via fitted loft ladder), built-in airing cupboard with copper cylinder, immersion heater and slatted shelving.

Bedroom 1 4.39m (14ft 2in) x 3.41m (11ft)

Range of fitted wardrobes with shelving, hanging rails and cupboards. Radiator. Double glazed window to front aspect with view of hills.

Bedroom 2 3.38m (10ft 11in) x 3.04m (9ft 10in)

Radiator, built-in cupboard and double glazed window to rear aspect.

Bedroom 3 3.18m (10ft 3in) x 2.71m (8ft 9in)

Radiator, built-in double wardrobe with hanging rail and shelving, double glazed window to front aspect with view towards hills.

Shower Room 3.30m (10ft 8in) x 1.78m (5ft 9in)

With fully tiled walls, contemporary double shower cubicle, pedestal wash basin, heated towel rail and double glazed window to rear aspect.

Bedroom 4 3.18m (10ft 3in) x 2.61m (8ft 5in)

Radiator and double glazed window to front aspect with view towards hills.

Separate WC

Close coupled suite, bidet, pedestal wash basin and double glazed window to rear aspect.

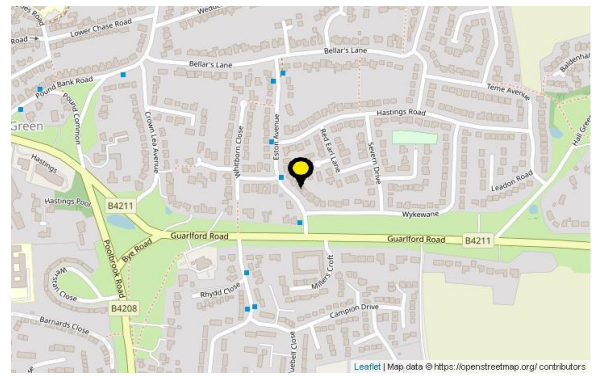
Outside

A short driveway provides off road parking for at least one vehicle and leads to the attached garage 17'4 x 14'5 with roller shutter door, plumbing for washing machine, window, power and lighting.

The front garden is laid to lawn with a variety of mature shrubs and trees including a fine silver birch, conifers, holly and roses. A gated access to the side of the house leads into the very private and colourful rear garden. This is laid to lawn with mature shrubs, a lovely display of roses, mature trees and a pergola with seating below. To the side of the house is a garden shed 6'2 x 4'5. There is also an external tap and power point.

Directions

From Great Malvern proceed down Church Street into Barnards Green Road following this route to a major island in the centre of Barnards Green itself. At the island take the third turn left continuing along Barnards Green Road. Follow this route out of Barnards Green onto the Guarford Road passing the Bluebell Inn on your right. After a short distance turn left into Eston Avenue where the property will be seen on the right hand side after a short distance.



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

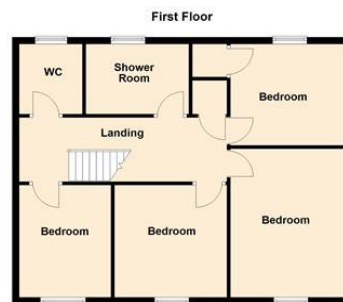
Council Tax

COUNCIL TAX BAND "E"

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 (70).



For information and illustrative purposes only. Not to scale. All dimensions, positions of doors, windows, appliances and other features are approximate only. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Total area measurements do not include garages and other outbuildings (unless specified) Copyright Envent Ltd. Plan produced using Planity.

25 Eston Avenue, Malvern

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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