

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL MAINTAINED TERRACED BUNGALOW IN ONE OF MALVERN'S MOST FAVOURED RESIDENTIAL AREAS ENJOYING A LOVELY SETTING WITH A SOUTH AND WEST FACING GARDEN AND VIEWS TOWARDS THE MALVERN HILLS AND CURRENTLY COMPRISING A HALL, LOUNGE, KITCHEN, UTILITY AREA, TWO BEDROOMS, BATHROOM, GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING. EPC"D"**

## St Andrews Road - Guide Price £235,000

24 St. Andrews Road, Malvern, Worcestershire, WR14 3PW

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# 24 St Andrews Road

## Location & Description

The property enjoys a convenient location in St Andrews Road, a highly regarded and well established residential neighbourhood just over a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Even closer at hand is the popular and busy centre of Barnards Green where there are further facilities including shops, takeaways and a Co-Op supermarket.

Transport communications are excellent. Great Malvern Railway Station is only a mile away and there are easy links to the M50 motorway at Upton or the M5 south of Worcester.

Educational facilities are second to none. The property stands within the catchment area of some of the best primary and secondary schools in the region, including The Chase, Malvern College and Malvern St James School, all of which are within walking distance.

A short stroll down the road are both Malvern and Peachfield Commons, so this is the ideal spot for those who enjoy outdoor life or walking the dog.

## Property Description

24 St Andrews Road is a traditional, single storey terraced bungalow. The accommodation has been well maintained and has the added bonus of gas fired central heating and double glazing. It currently comprises a hall, lounge, kitchen, utility area, two bedrooms and a bathroom with WC (and shower cubicle).

It is, however, the setting the property enjoys which is perhaps its main strength. It has an easy to maintain and sunny south and west facing garden with a particularly fine view of the Malvern Hills.

## Porch

Light.

## Entrance Hall

With double glazed front door and window. Two radiators, central heating thermostat, built-in cloaks cupboard, access to roof space (via loft ladder), built-in store cupboard and further built-in linen cupboard with radiator and slatted shelving.

## Lounge 3.95m (12ft 9in) x 3.25m (10ft 6in)

Radiator, sliding double glazed patio doors to the rear garden. Lovely view of the Malvern Hills.

## Kitchen 3.04m (9ft 10in) x 2.97m (9ft 7in)

Equipped with a full range of floor and eye level cupboards having work surfaces and tiled surrounds and incorporating a one and a half bowl single drainer stainless steel sink with mixer tap. Integrated four ring electric HOB with OVEN and GRILL below and extractor canopy above. Double glazed





window to rear aspect with fine westerly view towards the Malvern Hills.

**Utility Area 1.86m (6ft) x 1.55m (5ft)**

Radiator, work surface with tiled surround and plumbing/space below for washing machine/dishwasher. Eye level cupboard, gas fired central heating boiler, double glazed door to rear garden.

**Bedroom 1 4.18m (13ft 6in) x 3.82m (12ft 4in)**

Radiator, double glazed window to front aspect.

**Bedroom 2 2.79m (9ft) x 2.48m (8ft)**

Radiator, double glazed window to front aspect.

**Bathroom 3.10m (10ft) x 2.01m (6ft 6in)**

Fully tiled and having panelled bath with shower tap, vanity wash hand basin, tiled shower cubicle, close coupled WC, radiator, extractor fan, window to rear aspect and towel rail.

**Outside**

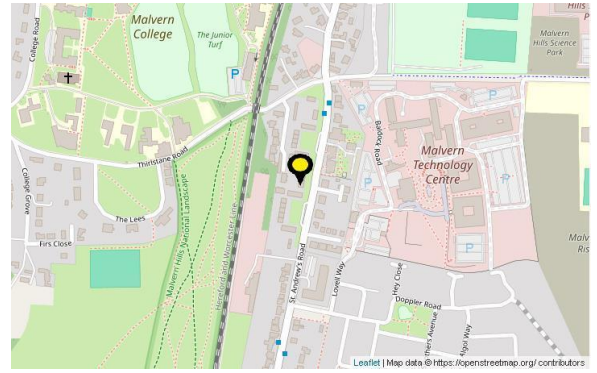
From St Andrews Road a pathway flanked on both sides by open lawn leads to the front door. To the rear of the property there is a paved seating area/patio facing south west with a fine view of the Malvern Hills. This leads to a lawn flanked by a gravel border, shrubs, roses and a pathway that leads to the end of the garden via a gate to a shared parking area. It should be noted that although it is permitted to park in this spot there are no formal spaces allocated to the bungalow. Within the curtilage there is also a timber SHED measuring 6' x 4'.





## Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green Road passing Malvern St James School and Sports Centre. After a short distance you will approach a major island. Continue round this island taking the third exit into Court Road. Follow this route for some distance where it becomes St Andrews Road. Number 24 is 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

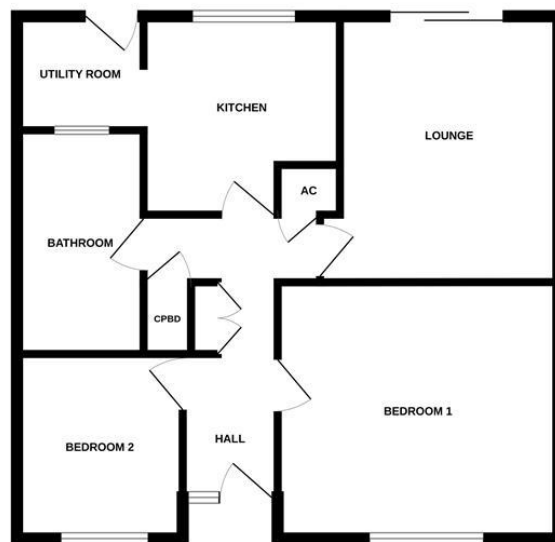
COUNCIL TAX BAND "B"

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 D (67).

GROUND FLOOR  
651 sq.ft. (60.5 sq.m.) approx.



24 ST ANDREWS ROAD  
TOTAL FLOOR AREA: 651 sq.ft. (60.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the foregoing completed floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission in the statement. The plan is for illustrative purposes only and should be used as a guide to any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency. See the agent's report for details.  
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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.
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