

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A TRADITIONAL END TERRACE HOUSE ENJOYING A CUL-DE-SAC SETTING AND CURRENTLY COMPRISING A HALL, LOUNGE, DINING ROOM, KITCHEN WITH UTILITY AREA, THREE BEDROOMS, BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, GARAGE, DRIVEWAY PROVIDING ADDITIONAL OFF ROAD PARKING AND A LARGER THAN AVERAGE GARDEN. NO CHAIN. EPC RATING D

Bluebell Close - Guide Price £235,000

53 Bluebell Close, Malvern, WR14 3SW

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53 Bluebell Close

Location & Description

The property enjoys a cul-de-sac setting in a well established residential neighbourhood about a quarter of a mile from the centre of Barnards Green where there is a comprehensive range of amenities including a supermarket, shops, takeaways and pubs. The larger historic and cultural town of Great Malvern is less than a mile distant. Here there is an even wider selection of shops, banks, a Waitrose supermarket and the renowned theatre and cinema complex.

Educational facilities are second to none. The property falls within the catchment area of the highly regarded Chase Secondary School, which is within walking distance, and for those seeking the private sector both Malvern College and Malvern St James Schools are less than a mile away. Transport communications are good. There are regular bus services running in the area. Great Malvern Railway Station is less than half a mile away. Junction 1 of the M50 at Upton upon Severn and junction 7 of the M5 at Worcester are both within easy striking distance.

For those who enjoy outdoor life or perhaps walking the dog, Malvern and Peachfield Commons are both nearby and the full range of the Malvern Hills is just a short drive away.

Property Description

53 Bluebell Close is a traditional two storey end terraced house enjoying a cul-de-sac setting. It stands in a larger than average mature garden and is offered with gas fired central heating and double glazed windows as well as a number of fitted extras including blinds, curtains and carpets. The accommodation includes an entrance hall, lounge, dining room, kitchen with utility area, three bedrooms and a bathroom.

Immediately in front of the property is a large block paviour driveway that provides extensive off road parking and leads to an attached garage.

Ground Floor

Entrance Hall

Double glazed front door and window, radiator, understairs cupboard and stairs leading to first floor.

Lounge 4.28m (13ft 10in) x 3.18m (10ft 3in)

Radiator, double glazed bow window to front aspect with deep sill. Electric fire with timber surround and hearth. Glazed double doors to

Dining Room 3.18m (10ft 3in) x 2.68m (8ft 8in)

Radiator, double glazed sliding patio doors leading into rear garden.

Kitchen 2.66m (8ft 7in) x 2.42m (7ft 10in)

Range of floor and eye level cupboards with work surfaces and tiled surrounds. Integrated single drainer stainless steel sink with mixer tap, integrated DISHWASHER, four ring electric





HOB with OVEN and GRILL, double glazed window to rear aspect. The kitchen is open plan to the

Utility Area 2.73m (8ft 10in) x 1.80m (5ft 10in)

Floor and eye level cupboards with work surfaces and tiled surrounds, space and plumbing for washing machine, space for fridge, gas fired central heating boiler, radiator, double glazed window to rear aspect and double glazed door leading into rear garden.

First Floor

Half Landing

With double glazed window.

Main Landing

Airing cupboard with copper cylinder, slatted shelving and immersion heater. Walk-in double wardrobe with hanging rail, shelving and light. Access to roof space.

Bedroom 1 4.28m (13ft 10in) x 3.18m (10ft 3in)

Radiator and double glazed window to front aspect.

Bedroom 2 3.90m (12ft 7in) x 2.66m (8ft 7in)

Radiator and double glazed window to rear aspect.

Bedroom 3 2.17m (7ft) x 2.01m (6ft 6in) (minimum)

Double glazed window to front aspect.

Bathroom 2.58m (8ft 4in) x 1.70m (5ft 6in)

Fully tiled and having large corner bath with shower over. Pedestal wash basin, close coupled WC, radiator, towel rail, glass shelf, wall mounted cabinet and double glazed window to rear aspect.

Outside

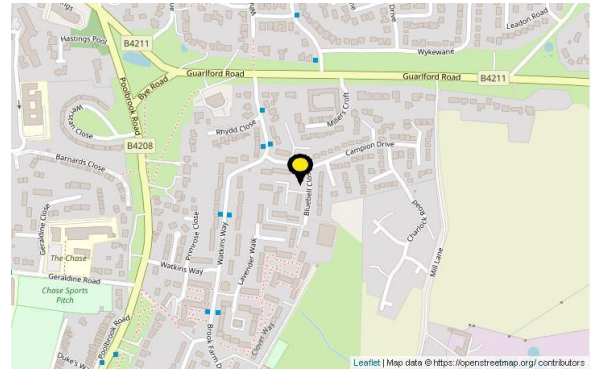
A block paved driveway provides extensive off road parking and leads to the attached brick built GARAGE 15'10 x 7'9 with up and over door and lighting.

To the front of the property is a large area of open lawn with mature shrubs and trees. At the rear of the property a paved seating area leads to a large lawn with mature shrubs and trees. Immediately behind the house is a brick built store and an external tap. A separate gate leads to a pathway which goes to the bottom of the garden and is included with this sale.



Directions

From the centre of Great Malvern proceed down Church Street into Barnards Green Road passing Malvern St James School and Sports Centre. At the end of the road you will come to a major island. Take the third exit following Barnards Green Road and after a short distance you will notice the Bluebell Inn on your right hand side. Immediately after the Bluebell turn right into Bluebell Close. Follow this route for a short distance before bearing first left (still Bluebell Close). After a hundred yards bear right (you are still in Bluebell Close). Continue to the end of the cul-de-sac where the property will be seen 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 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

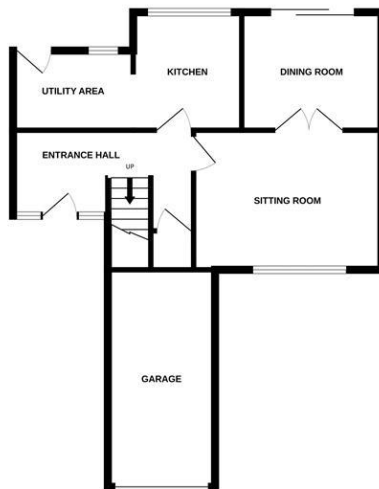
COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

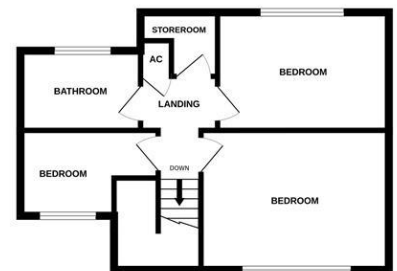
EPC

The EPC rating for this property is D (63).

GROUND FLOOR
584 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR
459 sq.ft. (42.7 sq.m.) approx.



53 BLUEBELL CLOSE

TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

