



**A DETACHED FAMILY HOUSE REQUIRING FULL RENOVATION AND REFURBISHMENT ENJOYING A PLEASANT SETTING IN AN ESTABLISHED RESIDENTIAL NEIGHBOURHOOD AND CURRENTLY COMPRISING A PORCH, HALL, LOUNGE/DINING ROOM, KITCHEN, UTILITY ROOM, SEPARATE WC, THREE BEDROOMS, BATHROOM. GAS CENTRAL HEATING, OFF ROAD PARKING, GARAGE AND A PRIVATE MATURE GARDEN ENERGY RATING "C" NO CHAIN**

**Oakfield Road - Guide Price £320,000**

9 Oakfield Road, Malvern, WR14 1DS



# 9 Oakfield Road

## Location & Description

The property enjoys a pleasant setting in a very popular, well established residential cul-de-sac only a few minutes walk from the bustling neighbourhood of nearby Malvern Link where there is a comprehensive range of amenities including Co-op and Lidl supermarkets, shops of every description and places to eat out. There are also two service stations. Less than half a mile away is Malvern's main retail park. Here there are a number of familiar High Street names including Boots, Marks & Spencer, Cafe Nero, Morrisons and others. The cultural and historic town centre of Great Malvern is just over a mile away. Here there is a comprehensive range of shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium.

Local education is well catered for at both primary and secondary levels and in both the private and state systems. Transport communications are excellent. There is a mainline railway station in Malvern Link itself and Junction 7 of the M5 motorway near Worcester is within easy commuting distance.

## Property Description

9 Oakfield Road is a traditional two storey detached house originally constructed in the 1960's. Sadly in recent years it has been somewhat neglected and now needs full renovation and refurbishment thus presenting buyers who welcome a challenge to mould the property to their own taste, a very rare opportunity to do so.

The accommodation includes a porch, hall, lounge/dining room, kitchen, utility room, separate WC, three bedrooms and a bathroom with WC.

Outside 9 Oakfield Road stands in a very good sized, private mature garden with off road parking for at least one vehicle and a garage.

## Ground Floor

### Glazed Entrance Porch

With glazed inner door leading to

### Reception Hall

Radiator, stairs to first floor, central heating thermostat, understairs cupboard. Door leading to kitchen (described later) and to

### Lounge 4.52m (14ft 7in) x 3.54m (11ft 5in)

Sealed fireplace with tiled surround and hearth, bookshelving to one side. Radiator, double glazed window to front aspect. This room is open plan to the

### Dining Room 2.94m (9ft 6in) x 2.71m (8ft 9in)

Radiator, double glazed window to side aspect and sliding double glazed patio doors into rear garden. Door to

### Kitchen 3.35m (10ft 10in) x 2.71m (8ft 9in)

A dated kitchen but currently with floor and eye level cupboards, worktops, integrated single drainer sink unit,





plumbing and space for washing machine, walk-in pantry cupboard, built in broom cupboard, radiator and door to

#### **Utility Room 2.48m (8ft) x 2.32m (7ft 6in)**

Fitted cupboards and worksurfaces, double glazed window and door leading outside (this is not functioning and has been boarded up).

#### **Separate WC**

Low level suite and window.

#### **First Floor**

#### **Landing**

Radiator, airing cupboard housing gas fired central heating boiler. Built in wardrobe.

#### **Bedroom 1 3.56m (11ft 6in) x 3.51m (11ft 4in)**

Radiator and double glazed window to front aspect.

#### **Bedroom 2 2.82m (9ft 1in) x 2.48m (8ft)**

Radiator, double glazed window to front aspect.

#### **Bedroom 3 3.56m (11ft 6in) x 3.56m (11ft 6in)**

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

#### **Bathroom 2.79m (9ft) x 1.70m (5ft 6in) max**

Having panelled bath with tiled surround and shower over (not tested). Pedestal wash basin, close coupled WC, two mirrored cabinets, radiator, shaver socket, access to roof space and double glazed window to rear aspect.

#### **Outside**

The property enjoys a pleasant approach fronted by a wide grass verge and a driveway which provides parking for at least one vehicle and leads to the

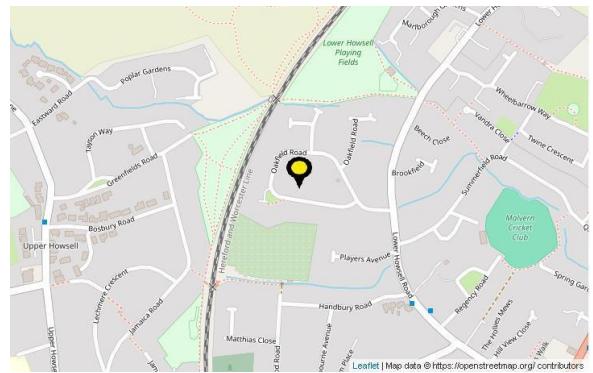
#### **Attached Garage 5.58m (18ft) x 2.48m (8ft)**

The front garden consists mainly of lawn and shrubs and a side path which leads to the good size and private rear garden where there is a patio, large lawn, hedged boundaries, mature shrubs and trees.



## Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about quarter of a mile continue straight on at the first set of traffic lights at Link Top bearing right downhill with Link common on your right hand side. Follow this route for some distance past the railway and fire stations on your left and into Malvern Link itself. At the next traffic lit crossroads turn left into Richmond Road. Proceed to the end of this road and turn right into Church Road. Continue for a short distance to the next junction turning left into Lower Howsell Road. Oakfield Road is the third turn on the left. The property itself will be seen on the left hand side after a very 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 "D"

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

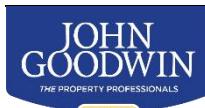
## EPC

The EPC rating for this property is 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. These plans do not include garages and other outbuildings unless specifically Copyright Encord Ltd. Plan produced using PlanUp.

9 Oakfield Road, Malvern



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