

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME OCCUPYING A PRIVATE SETTING WITHIN THIS PEACEFUL CUL-DE-SAC IN A HIGHLY CONVENIENT RESIDENTIAL AREA CLOSE TO ALL LOCAL AMENITIES WITH A LOW MAINTENANCE PRIVATE REAR GARDEN, OFF ROAD PARKING, OPEN PLAN KITCHEN DINER, SEPARATE SITTING ROOM AND DOWNSTAIRS WC. EPC RATING "C".

Ramsons Close – Guide Price £290,000

21 Ramsons Close, Malvern, Worcestershire, WR14 2UX



21 Ramsons Close

Location & Description

The House enjoys a good location in a popular development on the outskirts of Malvern Link. The property is well placed for easy access to local amenities in the bustling shopping precincts of Malvern Link and Barnards Green which offer a range of independent shops, Co-Op supermarkets, restaurants, eateries and takeaways as well as community facilities. Close at hand is the Malvern retail park which has a number of high street names including Marks & Spencer, Boots, Next and Morrisons to name but a few.

Transport communications are excellent with a mainline railway station in Malvern Link providing direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester and brings the Midlands, South West and South Wales into an easy commute. A regular bus service runs from the retail park and connects the neighbouring areas.

Educational needs are well catered for at both primary and secondary levels in the private and state sectors

Property Description

21 Ramsons Close is a modern semi-detached family home which is well presented throughout and enjoys a low maintenance rear garden and benefits from off road parking, double glazing and gas central heating. The property is elevated and set back from the road behind a walled and hedged foregarden which provides a private aspect. There is a driveway to the left hand side, crazy paving pathway which leads through the gravelled foregarden to the composite UPVC glazed front door opening to the

Entrance Hall

Tiled floor, two ceiling light fittings, radiator, understairs storage cupboard, stairs to first floor, door to sitting room, downstairs WC and open to the

Kitchen Diner 4.99m (16ft 1in) x 3.02m (9ft 9in)

Open plan family living space with a range of base and eye level units, worktop over and pelmet lighting with a breakfast bar, built-in FRIDGE FREEZER, WASHING MACHINE, DISHWASHER, OVEN and four ring gas HOB and extractor fan. Partially tiled walls, one and a half stainless steel sink and drainer. Two ceiling light fittings, radiator, double glazed window and double door opening to the garden. Space for dining table, separate dresser with lighting and glass fronted cupboards.

Sitting Room 4.68m (15ft 1in) x 3.04m (9ft 10in)

Carpet, radiator, double glazed window to front, space for desk, electric fire with featured surround and TV mount, built-in casing for wires, entertainment system, ceiling light fitting.

WC

Tiled floor, obscured double glazed window to the front, vanity wash hand basin with tiled splashback, radiator, close coupled WC, ceiling light fitting.





First Floor

Landing

Carpet, ceiling light fitting, radiator, obscured double glazed window to the side, doors to all rooms.

Bedroom 1

Carpet, double glazed window to the front, radiator, ceiling light fitting. Built-in casing for wires and entertainment system. Loft access point with partial boarding and lighting.

Bedroom 2 2.99m (9ft 8in) x 3.28m (10ft 7in)

Carpet, ceiling light fitting, radiator, double glazed window overlooking the garden.

Bedroom 3 2.87m (9ft 3in) x 2.45m (7ft 11in)

Carpet, double glazed window to the front, radiator, ceiling light fitting.

Bathroom

Vinyl flooring, vanity wash hand basin, close coupled WC, heated and sensed light mirror, towel radiator, extractor fan, obscured double glazed window to the rear. Panelled bath with mains shower connected and folding shower screen, separate taps, partially tiled walls, ceiling light fitting.

Rear Garden

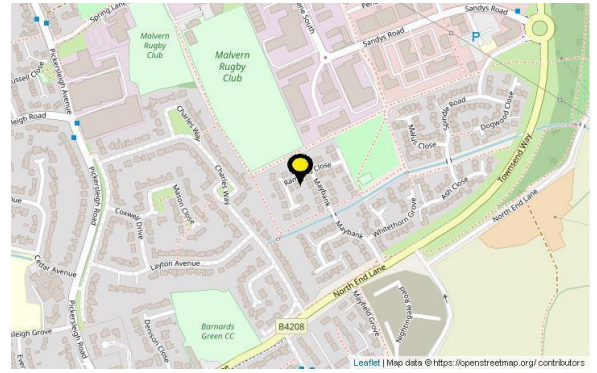
Accessed from double glazed door from the kitchen and double gates from the driveway. The garden is low maintenance, mainly laid to artificial grass and a landscaped patio area to enjoy the private and quiet setting. The garden opens up to the left hand side which is previously part of the driveway with double gates and an ideal hardstanding area with a SHED and can be incorporated back into the driveway if required. External power sockets, hot and cold external tap and external lighting.

Agents Note

There are restricted covenants on the property which can be obtained by the agent. These must be reviewed prior to offering.

Directions

From the agent's office in Great Malvern proceed north along the A449 Worcester Road, continue downhill through Malvern Link. At the roundabout take the second exit right onto Townsend Way, proceed straight over the next three traffic islands continuing along Townsend Way. Take the next right hand turn into May Bank, continuing to the end into Ramsons Close. Take a left and the property can be found on the right hand side at the end of the cul-de-sac.



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

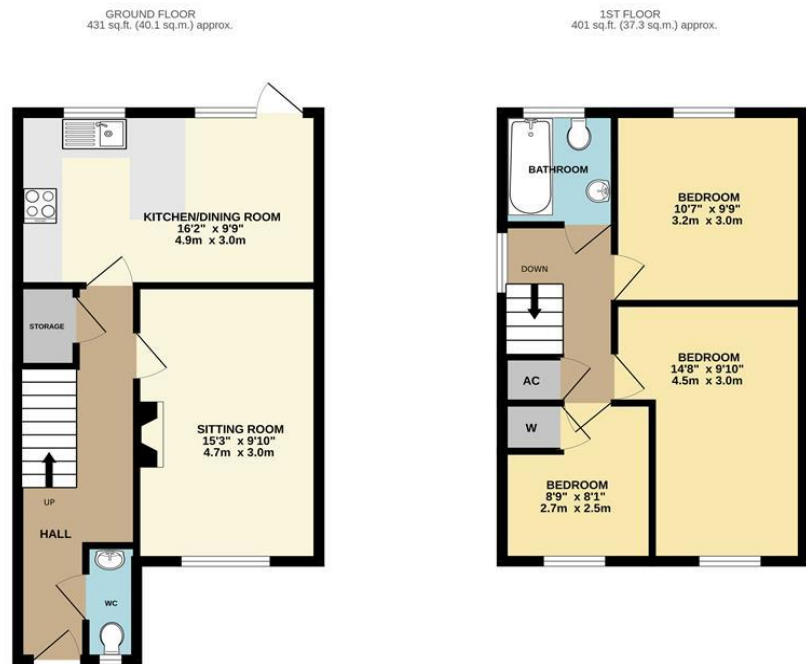
Council Tax

COUNCIL TAX BAND "C"

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 (69).



TOTAL FLOOR AREA: 833 sq. ft. (77.3 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 guidance 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.

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