

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



IN NEED OF COSMETIC REFURBISHMENT A WONDERFULLY POSITIONED DETACHED THREE BEDROOMED BUNGALOW SITUATED WITHIN THIS HIGHLY POPULAR AREA AFFORDING AN ENCLOSED GARDEN AND LOVELY VIEWS FROM THE REAR ASPECT UP TO THE MALVERN HILLS. NO CHAIN. EPC RATING "D"

Cedar Avenue - Offers in Excess of £300,000

7 Cedar Avenue, Malvern, Worcestershire, WR14 2SF

3 1 1



7 Cedar Avenue

Location & Description

The property enjoys a delightful location. It is situated within easy distance of the shopping centre at Malvern Link which offers many other facilities to include shops and takeaways. The retail park off Townsend Way offers out of town outlets to include Morrisons supermarket, Argos, Next, Boots and Halfords. The property is also close to Malvern Link common.

The town centre of Great Malvern is less than a mile away and offers a wider range of amenities to include shops, banks, building societies, Post Office, restaurants and takeaways and the Waitrose supermarket. Malvern is renowned for its tourist attractions to include the famous Malvern Hills and the theatre complex with concert hall and cinema.

There are many sporting facilities available to include The Splash Leisure Centre, Manor Park Sports Club and the Worcestershire Golf Course at Malvern Wells.

Transport communications are excellent with the mainline railway station at Malvern Link within walking distance giving connections to Worcester, Birmingham, London (Paddington), Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about 8 miles distant.

Educational facilities offer both primary and secondary schooling within the area as well as private schools to include the famous Malvern College and Malvern St James.

Property Description

7 Cedar Avenue is a wonderfully located three bedroom detached bungalow situated within this popular residential area.

The property is set back from the road behind a lawned foregarden with planted bed and a hedged perimeter to two sides. A single width driveway continues to the side of the property allowing ample parking for vehicles and giving access to the detached single garage.

Obscured glazed wooden front door set under a storm porch with matching side panel and opens to the living accommodation benefitting from gas central heating and double glazing.

Internally the living accommodation is in need of refurbishment but does offer spacious and versatile rooms all over one floor with the rear of the property affording fine views up to the Malvern Hills.

The living accommodation in more details comprises:

Entrance Hall

Two ceiling light points, radiator, useful cloaks cupboard, loft access point, airing cupboard housing the hot water cylinder and doors opening through to





Sitting Room 3.66m (11ft 10in) x 4.90m (15ft 10in)

Positioned to the rear of the property and having a large double glazed picture window affording fine views up to the Malvern Hills. Two ceiling light points, radiator and gas fire with feature surround.

Dining Kitchen 3.69m (11ft 11in) x 2.94m (9ft 6in)

Offering drawer and cupboard base units with worktop over and a stainless steel sink unit and matching wall unit. Two double glazed windows and an obscured double glazed wooden pedestrian door giving access to the driveway. Wall mounted gas fired boiler, tiled splashbacks, radiator, ceiling light point. Space for washing machine.

Bedroom 1 3.66m (11ft 10in) x 3.69m (11ft 11in)

Good sized double bedroom with double glazed window, ceiling light point, radiator.

Bedroom 2 2.82m (9ft 1in) (maximum) x 3.66m (11ft 10in)

Double glazed window to side, ceiling light point, radiator.

Bedroom 3 3.38m (10ft 11in) x 2.56m (8ft 3in)

A versatile room which could make a fine bedroom, home office or dining room. Double glazed window to front, ceiling light point, radiator.

Bathroom

Fitted with a panelled bath, pedestal wash hand basin, obscured glazed window to side, ceiling light point, tiled splashbacks, radiator.

Separate WC

Obscured glazed, low level WC, ceiling light point, radiator.

To The Rear

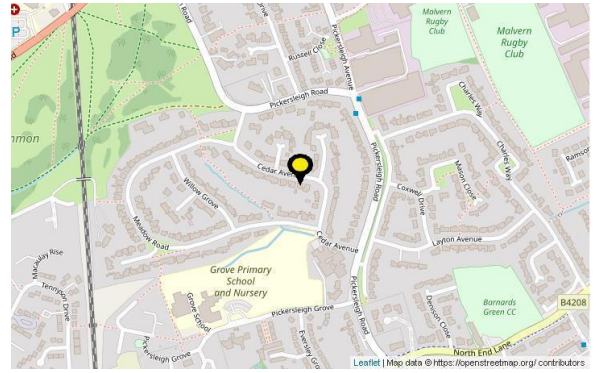
A paved patio area extends away from the property leading to lawn which slopes downwards towards the double glazed with a brick built based greenhouse. The garden is enclosed by a fenced perimeter with shrub beds and fine views to the Malvern Hills are on offer. There is a pedestrian gate giving access to driveway.

Detached Garage

Double doors to front.

Directions

From Great Malvern town centre proceed along the A449 Worcester Road towards Malvern Link. After quarter of a mile you will come to a set of traffic lights at Link Top. Continue straight across these lights bearing right downhill with the common on your right hand side. Proceed through the next set of lights and pass both the railway and fire stations on your left. Take the next turn to the right (still following the common on your right) into Pickersleigh Road. Continue for a short distance where as the road begins to bear to the left turn right into Cedar Avenue. Follow the road round to the left where the property can be found on the right as indicated by the agent's for sale.



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

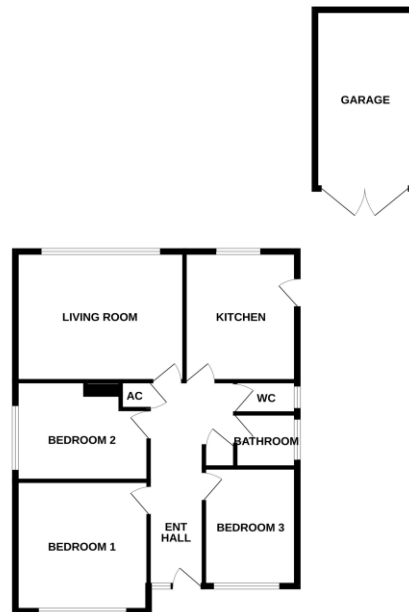
COUNCIL TAX BAND "D"

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 D (56).

GROUND FLOOR
945 sq.ft. (87.8 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 here are not shown tested and no guarantee is given as to their operation 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.

