

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL POSITIONED TWO DOUBLE BEDROOMED PERIOD END TERRACED HOME SITUATED WITHIN THIS CONVENIENT LOCATION BENEFITTING FROM CENTRAL HEATING, GARDEN, OFF ROAD PARKING AND GARAGE. NO ONWARD CHAIN. DOWNSTAIRS WC. ENERGY RATING 'D'**

## Madresfield Road – Guide Price £200,000

131 Madresfield Road, Malvern, Worcestershire, WR14 2NP

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# 131 Madresfield Road

## Location & Description

This is an ideal opportunity to purchase an attractive traditional terraced house in a very convenient location within easy reach of Barnards Green shopping centre with its excellent range of amenities. The town centre of Great Malvern is less than a mile away and offers a further range of amenities including shops, banks, building societies, Post Office and the Waitrose supermarket.

Great Malvern is renowned for its tourist attractions to include 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 Club at Malvern Wells.

Transport communications are excellent with two mainline Railway Stations at Malvern with 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

131 Madresfield Road is a period two double bedroom end of terrace home situated within this highly convenient location. The property requires cosmetic refurbishment and could be the ideal opportunity for first time buyers or investment purchasers. The downstairs WC with rear access to the garden. The property benefits from open plan sitting and dining room and breakfast kitchen.

The property is set back from the road behind a grass verge and paved foregarden. steps lead up to the glazed door opening to the

## Porch

Vinyl flooring, two glazed windows to the front and into the lounge, wall light, coat hooks and door to

## Sitting Dining Room 6.69m (21ft 7in) x 4.23m (13ft 8in) (max point)

Carpet, stairs to first floor, two pendant light fittings, wall lights, two radiators, electric fireplace, glazed window and door to





### **Kitchen Breakfast Room 3.64m (11ft 9in) x 4.23m (13ft 8in)**

Vinyl flooring, range of base and eye level units with worktop over and part panelled walls. Space for white goods, built-in OVEN, gas HOBS and extractor fan over, radiator, stainless steel sink and drainer, two obscured glazed windows to the side, three ceiling light fittings, space for dining table and door to

### **Rear Hall**

Vinyl flooring, obscured double glazed door and window to the rear giving access to the garden, wall light, shelving and door to

### **WC**

Vinyl flooring, close coupled WC, electric heater, wall mounted sink, panelled walls and wall light.

### **First Floor Landing**

Loft access point and door to bedrooms, glazed window on stairs.

### **Bedroom 1 3.66m (11ft 10in) x 3.04m (9ft 10in)**

Carpet, glazed window to the rear, wall light, two built-in wardrobes to alcove, radiator and separate storage cupboard and door to

### **Bathroom**

Vinyl flooring, obscured glazed window to the rear, close coupled WC, pedestal wash hand basin, partially tiled walls, panelled bath with electric Triton shower, chrome heated towel rail, ceiling light fitting and wall light. Boiler cupboard with Worcester Bosch boiler.

### **Bedroom 2 4.26m (13ft 9in) x 3.28m (10ft 7in)**

Carpet, dual aspect glazed windows to the front and side, two wall lights, radiator, space for wardrobes.

### **Outside**

To the rear property is a shared driveway where access to the private garden for 131 can be found. Low maintenance garden with plenty of space which is lead to paving, tarmac and hardstanding to the rear along with a lawned section with planted mature hedging and borders. There is plenty of potential to landscape the garden and a tarmacked area which could be used for off road parking. Outside water tap and light point, both to the rear of the house.

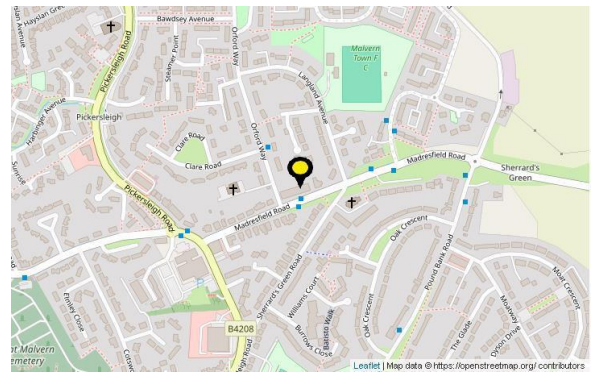
### **Agent's Note**

The vehicular access to the rear shared driveway is gained from either Madresfield Road or Orford Way.



## Directions

From the Agents office in Great Malvern proceed down Church Street and continue over the traffic lights. Take the fifth turning left into Madresfield Road and continue to the traffic island and turn right into Pickersleigh Road and then immediately left into Madresfield Road. The property will be seen on the left hand side after a short distance as indicated by the agents For Sale board.



## 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

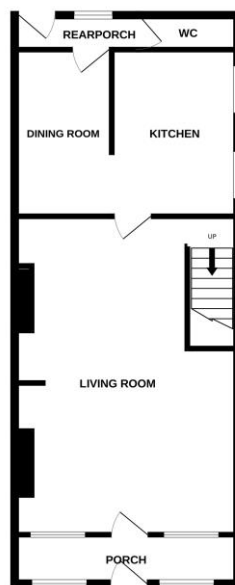
COUNCIL TAX BAND "B"

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 (56).

GROUND FLOOR  
608 sq ft. (56.5 sq m.) approx.



1ST FLOOR  
387 sq ft. (35.6 sq m.) approx.



131 MADRESFIELD ROAD  
TOTAL FLOOR AREA: 996 sq ft. (92.5 sq m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floor area measurements of this, valuation, estate and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used in conjunction with the particulars. The accuracy of the measurements and floor area is not guaranteed and no guarantee as to their accuracy 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.



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

