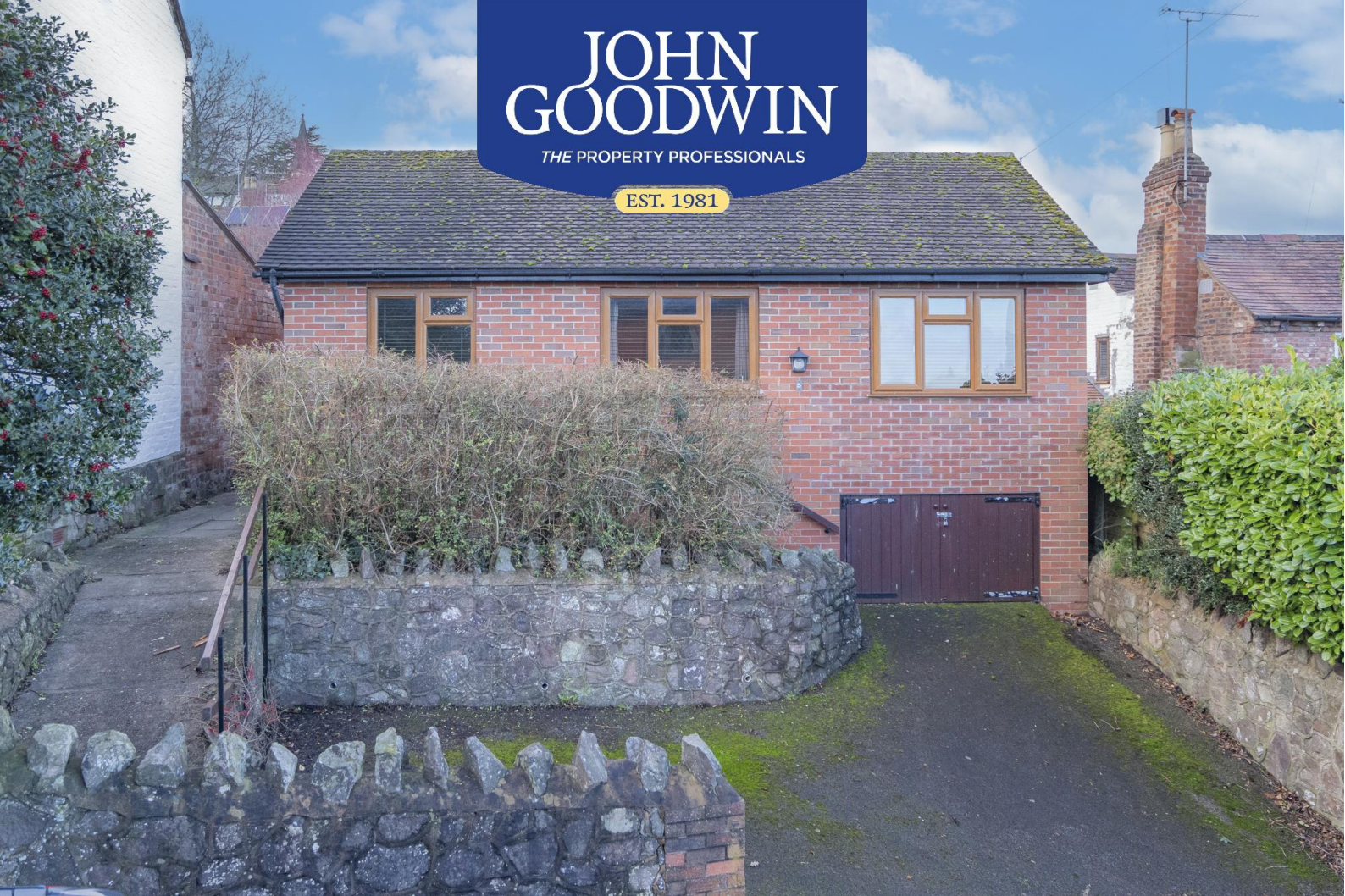


JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A MODERN DETACHED BUNGALOW IN NEED OF UPDATING LOCATED WITHIN WALKING DISTANCE OF GREAT MALVERN TOWN CENTRE CURRENTLY AND COMPRISING A HALL, LOUNGE/DINING ROOM, CONSERVATORY, KITCHEN, THREE BEDROOMS, BATHROOM, SEPARATE WC, GAS CENTRAL HEATING, DOUBLE GLAZING, BASEMENT STORAGE, OFF ROAD PARKING AND MATURE GARDEN. EPC RATING D

Bank Street - Guide Price £400,000

5 Bank Street, Great Malvern, Worcestershire, WR14 2JG



5 Bank Street

Location & Description

The property enjoys a very convenient location less than a quarter of a mile from the centre of Great Malvern where there is a comprehensive range of amenities including shops and banks, Waitrose Supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. It is also within walking distance of both Malvern Link Common and the town's most popular pub The Nags Head as well as Malvern Link itself where there is a further range of amenities and two service stations.

Transport communications are excellent, Malvern Link railway station is easily reachable on foot and junction 7 of the M5 motorway near Worcester is within commuting distance. There are also several schools within the immediate vicinity in both the private and state systems and at both primary and secondary levels.

Property Description

Believed to have been built in the 1970's, 5 Bank Street does now need some updating and refurbishing. It is offered with double glazing and gas fired central heating as well as carpets, blinds and curtains. The current accommodation includes an entrance hall, a large lounge/dining room, conservatory, kitchen, three bedrooms a bathroom (with bath and shower over) and a separate WC. Below the main accommodation and externally accessed is a useful basement storage room. The property has off road parking for two vehicles and a mature garden.

The main entrance to the bungalow is via the side of the house through a gated porch. This leads to

Entrance Hall

Part glazed front door, central heating thermostat and access to roof space.

Kitchen 3.72m (12ft) x 2.01m (6ft 6in)

Range of floor and eye level units with work surfaces and tiled surrounds. Integrated single drainer stainless steel sink with mixer tap, four ring gas HOB, eye level OVEN and GRILL, cupboard housing the gas fired central heating boiler. Radiator, double glazed window to rear aspect.

Lounge/Dining Room 6.87m (22ft 2in) x 3.44m (11ft 1in) maximum (tapering to 8'1 minimum)

Fireplace with marble surround, mantel and grate supporting wood burner. Two radiators, fitted book shelving, double glazed window to rear aspect and pair of double glazed doors leading into





Conservatory 6.28m (20ft 3in) x 2.22m (7ft 2in)

Double glazed to two aspects with ceiling downlighting and double glazed door leading into rear garden.

Bathroom

Panelled bath having tiled surround and shower over. Shower screen, pedestal wash basin with mirrored cabinet above, heated towel rail, airing cupboard with factory lagged cylinder, immersion heater and slatted shelving. Window to side aspect.

Separate WC

Close coupled WC, wash basin and window.



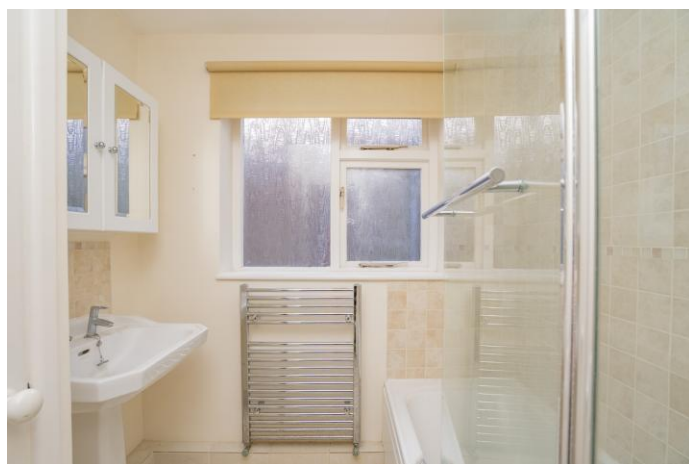
Bedroom 1 5.14m (16ft 7in) x 2.53m (8ft 2in) minimum
Radiator and double glazed window to front aspect.

Bedroom 2 3.72m (12ft) x 3.18m (10ft 3in)

Wall mounted mirror, radiator and double glazed window to front aspect.

Bedroom 3 3.75m (12ft 1in) x 2.27m (7ft 4in)

Radiator and double glazed window to front aspect.



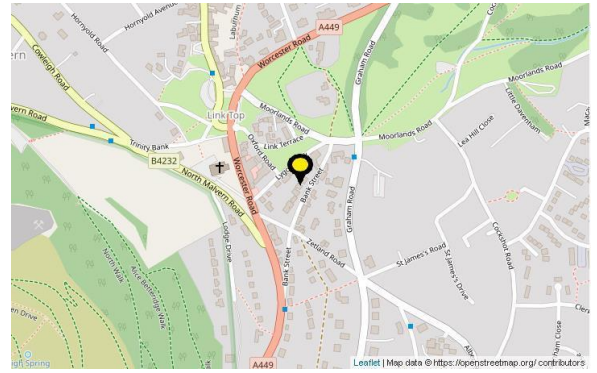
Outside

A tarmac driveway enclosed by a Malvern stone wall and hedging provides off road parking for two vehicles. It also leads to a useful BASEMENT STORAGE ROOM 16'9 X 8'4 (with restricted headroom). This room has internal lighting. Immediately in front of the bungalow are stone retaining walls and mature hedging. Steps and a ramped approach lead via the side of the property to a secure porch. This in turn provides access to the main accommodation but also via a gated exit to the main rear garden. Sadly this has been a little neglected in recent times but could easily be restored to its former glory. It contains well stocked borders and rockeries with mature shrubs, ground cover plants, trellising supporting climbers as well as hedged and fenced boundaries. There is also a paved seating area and a pathway that leads to the end of the garden where there is a mature apple tree and a large GARDEN SHED 7'8 X 9'10 of timber construction. Alongside the shed are two rain water butts which will be included with the sale.



Directions

The property is within walking distance of Great Malvern town centre. From the agent's offices in Worcester Road proceed towards Malvern Link for less than a quarter of a mile before taking the first fork to the right downhill into Bank Street. Pass over a crossroads and 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 "C"

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

EPC

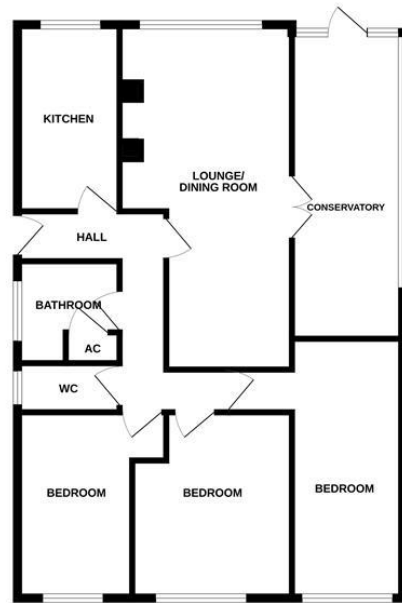
The EPC rating for this property is D (67).

BASEMENT
100 sq ft (9.3 sq m) approx.

GROUND FLOOR
902 sq ft (84.1 sq m) approx.



BASEMENT
STORAGE ROOM



5 BANK STREET
TOTAL FLOOR AREA: 1032 sq ft (95.9 sq m) approx.
Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of them. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of writing.
Made with Metreplan 12/2021



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EST. 1981

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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.

