

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WONDERFULLY SITUATED TWO BEDROOMED, PERIOD, MID TERRACE HOUSE. LOCATED IN A HIGHLY CONVENIENT LOCATION. GAS CENTRAL HEATING, COURTYARD STYLE GARDEN, SITTING ROOM, DINING ROOM, KITCHEN, UTILITY ROOM, BATHROOM AND CELLAR ENERGY RATING "E" NO CHAIN**

## Lygon Bank – Guide Price £180,000

7 Lygon Bank, , Malvern, Worcestershire, WR14 2JF

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# 7 Lygon Bank

## Location & Description

Lygon Bank is a highly desirable residential area close to Malvern Link common and to the centre of Great Malvern which offers a wide range of amenities including shops, banks, building societies, Post Office and a Waitrose supermarket. The town is also renowned for its tourist attractions that include the theatre complex with concert hall and cinema. Sporting facilities are available to include The Splash leisure centre, Manor Park Sports Club and The Worcestershire Golf Club in nearby Malvern Wells. Malvern Link is also within close proximity and offers a further range of amenities including the hospital and service stations.

Malvern's main retail park is a short drive away and offers many high streets including Boots, Marks & Spencer and a Morrisons supermarket.

Transport communications are excellent with a mainline railway station at both Great Malvern and Malvern Link which is within walking distance and provides direct access to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway is about eight miles distant.

Educational facilities are extremely well cared for with highly regarded schools in both the state and private sectors including Malvern College and Malvern St James Girls School.

The property is positioned at the foot of the Malvern Hills giving easy access to the network of paths and bridleways that criss-cross this area of outstanding natural beauty.

## Property Description

7 Lygon Bank is a wonderfully positioned mid terraced property. It is approached from the road via a paved foregarden to the front which acts as a lovely seating area with pleasant views to the east across the Severn Valley and enclosed by a wrought iron perimeter with pedestrian gate onto a blue brick path and to the obscure double glazed front door that gives access to the accommodation that benefits from gas central heating.

The accommodation in more details comprises:

### **Sitting Room 3.28m (10ft 7in) x 3.54m (11ft 5in)**

Glazed sash window to front, ceiling light point, radiator and Living Flame effect gas fire set into a period surround with tiled back and hearth. Wood flooring flows throughout this area and through a stripped wooden door into

### **Inner Hall**

Stairs to first floor and period panelled door opening to

### **Dining Room 3.56m (11ft 6in) x 3.23m (10ft 5in) max into recess**

Enjoying a glazed window to rear, ceiling light point, radiator. A focal point of the room is the open fireplace with tiled back and mantel. To the right there is are useful fitted cupboards in





recess. A door gives access to steps that lead down to a cellar room. Adjacent to

#### **Kitchen 2.45m (7ft 11in) x 1.83m (5ft 11in)**

Fitted with a range of cream fronted drawer and cupboard base units with chrome heated and a butchers block style worktop over, set into which is a one and a half bowl stainless steel sink unit with mixer tap, set under glazed windows to side. Matching wall units and a free standing gas HOB with extractor over. Undercounter space for white goods. Tiled splashbacks, ceiling light point and entrance to

#### **Utility 2.30m (7ft 5in) x 1.78m (5ft 9in) max**

Floor mounted gas fired boiler, worksurface space under which there is space and connection point for washing machine and further kitchen white good. Glazed window and obscure glazed wooden pedestrian door to side. Wall cupboard. Ceiling light point.

#### **Cellar Room 3.15m (10ft 2in) x 3.25m (10ft 6in)**

Steps descend from the dining room. This would make a useful storage area. Glazed window. Light and power.

#### **First Floor**

#### **Landing**

Split staircase rise up to the main bedroom and through to the landing from where bedroom two and the bathroom can be accessed. There is a further loft point and light point as well as a feature fireplace.

#### **Bedroom 1 3.25m (10ft 6in) max x 3.23m (10ft 5in)**

Glazed sash window to front, ceiling light point. A good size double bedroom with radiator, period, cast iron fireplace and useful recess which would make for an excellent wardrobe.

#### **Bedroom 2 3.61m (11ft 8in) x 2.06m (6ft 8in)**

Glazed window to rear, ceiling light point, radiator, stripped wooden floorboards.

#### **Bathroom**

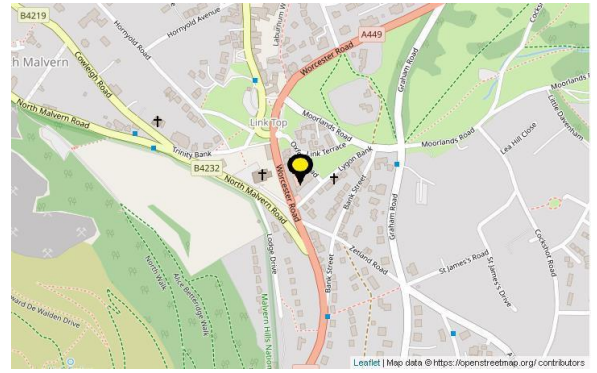
Fitted with a white low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower head fitment. Glazed window to rear, wall light point, access to loft space. Radiator. Airing cupboard housing the hot water cylinder with shelving over.

#### **Outside**

To the rear there is a small courtyard style garden with blue brick paving and paving slabs enclosed by a fenced perimeter with useful recessed storage area. It should be noted that there is a right of pedestrian access for neighbouring properties including number 7 to gain access to the front.

## Directions

From the traffic lights in the centre of Great Malvern proceed along Graham Road. Follow this route for approximately quarter of a mile where as you come to a crossroads on Malvern Link common turn left into Moorlands Road. You will notice The Nags Head Inn on your left hand side. Immediately after this pub fork left into Lygon Bank. Continue to the top of the hill where you will see number 7 on the right hand side.



## Services

We have been advised that mains gas, electricity, water and drainage 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 by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is E (43).



TOTAL FLOOR AREA: 780 sq ft (72.4 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 have not been tested and no guarantee is given 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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EST. 1981

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