

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A UNIQUE MID TERRACE PROPERTY SITUATED IN A CONVENIENT LOCATION PARTIALLY USED AS A SHOP/OFFICE WITH ONE BEDROOMED SELF CONTAINED APARTMENT ABOVE AND HAVING POTENTIAL WITH THE RIGHT PERMISSIONS TO BE CONVERTED INTO A LOVELY HOME. EPC "E"

Newtown Road - Guide Price £150,000

93 Newtown Road, Malvern, Worcestershire, WR14 1PD

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93 Newtown Road

Location & Description

93 Newtown Road enjoys a convenient location close to local shops. Further and more extensive facilities are available in the nearby town of Great Malvern and Malvern Link shopping precinct as well as the retail park on Townsend Way which offers a number of high street names.

Educational facilities are well catered for both at primary and secondary levels in the public and private sectors. Transport communications are excellent with mainline railway stations in Malvern Link and Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. The M5 motorway is just outside Worcester bringing the Midlands and South West into an easy commute. A regular bus service runs down the Worcester Road giving access to neighbouring areas.

Property Description

93 Newtown Road is an interesting mid terrace property, the front of the property is currently being used a commercial office/shop with one bedroomed flat above which could be converted into a lovely mid terrace home subject to the right permissions being sought and granted.

The property is set back from the road slightly behind a hard standing, there is a pathway leading to the wood front door with glazed panels which opens to

Office (Potential Reception Room) 4.16m (13ft 5in) x 3.61m (11ft 8in)

Carpet, three ceiling light fittings, large window to front aspect, BT socket and door opening to

Reception Room 3.75m (12ft 1in) x 3.61m (11ft 8in)

Carpet, three ceiling light fittings and door to

Kitchen 3.46m (11ft 2in) x 3.15m (10ft 2in)

Tiled flooring, ceiling light fitting, radiator, alarm panel, extractor fan and skylight. Range of base and eye level units with surface over with stainless steel sink with mixer tap and drainer. Gas **OVEN**, four ring gas **HOB** and **GRILL**. **FRIDGE, FREEZER, MICROWAVE, DISHWASHER AND WASHING MACHINE.**

Dining Room 3.46m (11ft 2in) x 3.46m (11ft 2in)

Carpet, pendant light fitting, radiator, TV aerial point, BT socket and patio door opening to terrace. Stairs to first floor (described later) and door to

Rear Hall

Carpet, CCTV camera, door opening to the garden (described later) and door to

WC 1.32m (4ft 3in) x 0.93m (3ft)

Tile effect flooring, ceiling light fitting, window with obscured glass, low level WC and wash hand basin





FIRST FLOOR

Landing

Carpet, ceiling light fitting, radiator, thermostat and window to rear aspect

Living Room 2.92m (9ft 5in) x 3.61m (11ft 8in)

Carpet, ceiling light fitting, radiator and sash window

Bedroom 2.61m (8ft 5in) x 2.30m (7ft 5in)

Carpet, ceiling light fitting with fan, radiator and window to rear aspect. Walk in wardrobe with radiator, light and housing combination boiler. Door to

Bathroom

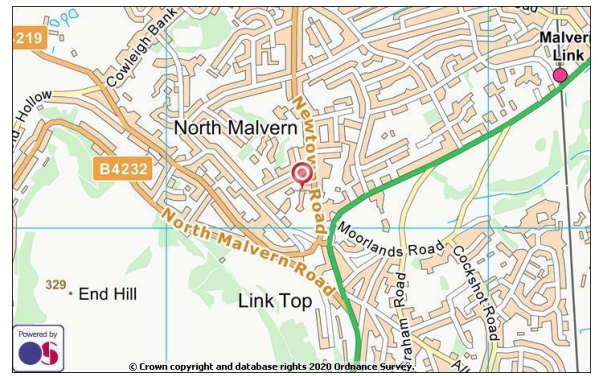
Carpet, ceiling light fitting, partially tiled walls, radiator and extractor fan. Low level WC, wash hand basin and panelled bath with shower over

Garden

Small sunny courtyard garden with **SHED** and pedestrian access for the neighbouring property

Directions

From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Link Top. At the traffic lights turn left signposted Leigh Sinton into Newtown Road, Follow this road and the property will be found after a short distance on the left hand side 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 infer 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 formerly 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 "A"

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 (113).



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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.
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