JOHN GOODWIN
THE PROPERTY PROFESSIONALS
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195 Elgar Avenue, Malvern. WR14 2HB

Guide Price £170,000

In Need Of Refurbishment, A Three Bedroom Mid Terrace Property Benefitting From Double Glazing, Gas Central Heating And An Enclosed Garden. Energy Rating "C" No Onward Chain.

Bedrooms: 3 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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Location - Positioned in a convenient location with good access to the amenities of Malvern Link, Barnards Green and the retail park on Townsend Way. More extensive facilities are available in the nearby city of Worcester and in Great Malvern.

Transport communications are excellent with the property being positioned on a bus route as well as there being a mainline railway stations in Malvern Link and Great Malvern offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is just outside Worcester bringing The Midlands, South West and South Wales into an easy commute.

Educational facilities are well catered for at primary and secondary levels in both the public and private sectors.

Description - 195 Elgar Avenue is an ex local authority mid terrace property offering accommodation in need of refurbishment and offering the buyer the opportunity to make the property their own. Currently the accommodation benefits from double glazing and gas central heating.

Approached via a shared walkway with a central grass verge the private paved pedestrian path leads from here to the front door past a lawned foregarden enclosed by a hedged perimeter. The double glazed front door opens to the accommodation that is set over two floor and comprises in more detail:

Entrance Hall - Stairs to first floor with useful understairs recess. Two built in storage cupboards. Radiator, ceiling light point, wood effect laminate flooring and door to







Kitchen - 3.1m x 2.59m (10'2" x 8'6") - Range of drawer and cupboard units with worksurface space and space and connection point for cooker with stainless steel extractor over. Undercounter connection point for white goods and stainless steel sink with mixer tap. Tiled floor, ceiling light point, built in storage cupboard, double glazed window and door giving access to rear lean-to and door to

Sitting Room - 6.3m x 3.1m (20'8" x 10'2") A dual aspect room with double glazed window to front and double glazed French door opening to the rear lean-to. Ceiling light points, radiator, wood effect laminate flooring.

Rear Lean-To/Garden Room - 1.57m x 4.9m (5'2" x 16'1") Double glazed door and window to garden, radiator and door to

Cloakroom Low level WC and wall light point.

First Floor
Landing - Access of loft space, ceiling light point and doors to

Bedroom 1 - 3.53m x 3.23m (11'7" x 10'7") - Double glazed window to front with views to the Malvern Hills. A double bedroom with ceiling light point and radiator.

Bedroom 2 - 2.64m x 3.63m (8'8" x 11'11") - A further double bedroom with double glazed window to rear, radiator and ceiling light point.







Bedroom 3 - 2.62m x 2.74m (8'7" x 9'0") - Being an L Shape with double glazed window to front, radiator, ceiling light point and cupboard over stairs.

Bathroom - Fitted with a white low level WC, pedestal wash hand basin and P shaped bath with mixer tap and thermostatically controlled shower over. Tiled floor and splashbacks, ceiling light point, chrome heated towel rail and obscured double glazed window.

Outside - A paved patio area leads to lawn with pedestrian path to rear gated pedestrian access. Enclosed by a fenced and walled perimeter and there is an attached brick built STORE with light and power.

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.

Viewing - By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809









Council Tax - Council Tax Band B

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.

Energy Performance Certificate - Energy Rating C (76)

Directions - From the agent's office in Great Malvern proceed along Church Street crossing the traffic lights. Take a left hand turning into Madresfield Road and continue to the roundabout taking the first exit from the roundabout onto Pickersleigh Road and continue past the petrol station on your left hand side to the traffic lights. Turn right onto North End Lane. Take the 2nd right into Elgar Avenue and park just past the shop where 195 can be found at the top of the first grassed walkway on the right hand side.

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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:

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