



ENJOYING VIEWS OF THE MALVERN HILLS A DECEPTIVELY SPACIOUS AND WELL APPOINTED MODERN END OF TERRACE HOUSE VERY CONVENIENTLY LOCATED IN THE CENTRE OF THE VILLAGE BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 2 DOUBLE BEDROOMS, FITTED DINING KITCHEN WITH APPLIANCES, CONSERVATORY, ENCLOSED PRIVATE REAR GARDEN, GARAGE AND DRIVEWAY PARKING
EPC: C NO CHAIN

Aristea Cottage - Guide Price: £325,000

Stone Drive, Colwall, Malvern, Herefordshire, WR13 6QJ



Aristea Cottage

Location

Colwall is a very popular and sought after village situated at the foot of the western slopes of the Malvern Hills and offers a good range of local facilities including shops, post office and pharmacy, schools, a doctor's surgery, churches, hotel and public houses. There is a regular bus service to Ledbury (approximately 4 miles) and Great Malvern (approximately 2 miles). Colwall also has the benefit of a mainline railway with direct services to Birmingham New Street, Oxford and London Paddington.

Property Description

A modern well presented end of terrace house very conveniently located in the centre of the village enjoying a fine rear outlook with views of The Malvern Hills.

Having originally been built as a three bed roomed house, the deceptively spacious accommodation benefits from gas fired central heating and double glazing. It is arranged on the ground floor with an entrance hall, cloakroom with WC, sitting room, a fitted dining kitchen and a conservatory. On the first floor there are now two good sized bedrooms, both with fitted wardrobes, and a refitted shower room with WC.

Outside there is a single garage with driveway parking and an enclosed and private rear garden.

ACCOMMODATION:

Canopy Porch

With outside light.

Entrance Hall

With double glazed front door. Single radiator. Tiled floor. Coving.

Cloakroom

Having a wash basin with tiled splash back and a WC. Extractor fan. Matching tiled floor.

Sitting Room 5.11m (16ft 6in) x 5.06m (16ft 4in) max.

With a feature stone fireplace with fitted coal-effect living flame gas fire. Double and single radiators. TV and telephone points. Coving. Decorative exposed ceiling timbers. Staircase to first floor. Double glazed window to front. Multi-pane double doors to kitchen.

Dining Kitchen 5.04m (16ft 3in) x 2.82m (9ft 1in)

With a fitted composite sink with base unit under. Further base units. Wall mounted cupboards. Tall pull-out cupboard. Work surfaces with tiled surrounds. Built-in double oven with 4-ring ceramic hob and integral extractor over. Integral fridge freezer and washing machine. Plumbing for dishwasher. Double radiator. Tiled floor. Two double glazed windows to rear. Double glazed door to conservatory.





Conservatory 3.94m (12ft 11in) x 3.05m (10ft 1in)

Having dwarf brick walling and double glazed surrounds. Wall mounted electric heater. Tiled floor. Double glazed door to side giving access to the rear garden.

Landing

With access to roof space. Airing cupboard with slatted shelving and a wall mounted Worcester gas fired boiler.

Bedroom 1 5.06m (16ft 4in) max. x 3.95m (12ft 9in) max. plus wardrobes

With a fitted triple wardrobe with part mirrored sliding doors. TV point. Single radiator. Two double glazed windows to front.

Bedroom 2 3.46m (11ft 2in) max. x 2.84m (9ft 2in)

Having a fitted double wardrobe with sliding doors. Single radiator. Double glazed window to rear with very pleasant views of The Malvern Hills.

Shower Room

Refitted with a contemporary white suite comprising a large walk-in shower, inset wash basin with cupboard under and a WC. Fully tiled surrounds. Ladder radiator. Double glazed window to rear.

Outside

To the front of the property there is a rockery with plants and shrubs. A driveway to side provides off road parking and gives access to a single GARAGE (16'8 x 9'5) with up and over door, light and power, window to rear and personal door to side.

A gateway to the side of the house leads to an enclosed and private rear garden designed for ease of maintenance and pleasantly arranged with a large paved terrace with established plants, trees and shrubs. There is a useful outside tap.

Services

We have been advised that all 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.



Directions

From the agents Colwall office turn right and then right again into Stone Drive. The property will then be found after a short distance on the right hand side.



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 Ledbury Office (Tel: 01531 634648) or Colwall Office (01684 540300)

Council Tax

COUNCIL TAX BAND: D

EPC

The EPC rating for this property is C (70)



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