



**A TWO BEDROOM DETACHED BUNGALOW SITUATED WITHIN THIS HIGHLY DESIRABLE VILLAGE IN NEED OF SOME REFURBISHMENT AND UPDATING BUT OFFERING WELL PROPORTIONED AND SPACIOUS ROOMS ALL ON A SINGLE STOREY WITH PARKING, GARAGE AND GARDEN SPACE. EPC RATING F. NO CHAIN.**

**Newlands - Guide Price £350,000**

Bosbury Road, Cradley, Herefordshire, WR13 5LT



# Newlands

## Location & Description

The property enjoys a convenient location close to the centre of the popular village of Cradley on the borders of Herefordshire and Worcestershire. The village itself has a number of facilities including a church, primary school, a local shop/stores and a village hall. It is conveniently located close to the nearby towns of Great Malvern (4 miles), Ledbury (9 miles) and Bromyard (9 miles). The cities of Worcester (approximately 10 miles) and Hereford (approximately 16 miles) are within commuting distance. Transport communications are good. There are main line railway stations in Malvern, Ledbury, Worcester and Hereford. Junction 7 of the M5 at Worcester and Junction 2 of the M50 at Ledbury are within easy reach.

Cradley is set in the heart of some of the most stunning countryside in the region with easy access to a number of notable landmarks including the eight mile range of the Malvern Hills, the Severn Valley and the Worcestershire Way.

## Property Description

Newlands is a detached bungalow situated in this highly desirable village. The property is set back from the main road behind a lawned foregarden with hedged perimeter where the driveway leads up to the front of the property, opening to allow parking for vehicles. The obscured double glazed double doors open to the living accommodation benefitting from electric storage heating and double glazing.

The living accommodation in more details comprises:

## Entrance Porch

Enclosed entrance porch with tiled floor and obscured double glazed UPVC door opening through to

## Reception Hallway

Ceiling light point, coving to ceiling, wall mounted electric storage heater, door to bedroom 1 and bathroom (described later) and door opening through to

**Living Room** 8.06m (26ft) (maximum into bay window) x 3.54m (11ft 5in)

Being a generous and well proportioned room with double glazed bay window to front. Further double glazed window to side, two ceiling light points, coving to ceiling, two electric storage heaters, fireplace and door opening through to

**Kitchen** 4.08m (13ft 2in) x 3.15m (10ft 2in)

Fitted with a range of drawer and cupboard base units with worktop over and matching wall units, stainless steel sink unit with twin drainer and mixer top. Space and connection point for electric cooker with extractor over. Double glazed windows to the sides. Tiled splashback, ceiling light point and door opening through to

**Inner Hallway** 1.83m (5ft 11in) x 1.78m (5ft 9in)

Loft access point, electric storage heater, door to bedroom two (described later), door to shower room (described later) and obscured double glazed door with matching side panel opening through to

**Conservatory 3.23m (10ft 5in) x 2.11m (6ft 10in)**

Double glazed windows to three sides incorporating double glazed doors to front and rear. Space and plumbing for washing machine.





### **Bedroom 2 3.72m (12ft) x 4.06m (13ft 1in)**

Double glazed windows. Electric storage heater. Wall light points.

### **Shower Room**

Obscured double glazed window to side, low level WC, pedestal wash hand basin and shower enclosure with electric shower over. Tiled splashback, ceiling light point.

### **Bedroom 1 3.54m (11ft 5in) x 6.92m (22ft 4in)**

This is an extremely good sized bedroom which could, if one wished, be divided into two rooms enjoying double glazed windows to front and rear. Ceiling light point, coving to ceiling, wall light points and two radiators.

### **Bathroom**

Fitted with a white suite consisting of a low level WC, pedestal wash hand basin, panelled bath, obscured double glazed window to rear, ceiling light point, loft access point. Tiled splashbacks.

### **Outside**

Directly outside the conservatory is a paved patio area leading to a pedestrian path giving access to the lawn which wraps around the property to two sides enclosed by hedged and fenced perimeter. To the right hand side of the property the driveway continues round to vehicular gates giving access to the detached garage (described later). The garden has a detached workshop/store (described later) and it benefits from light points and water tap.

### **Detached Garage 7.54m (24ft 4in) x 3.69m (11ft 11in)**

Double wooden doors to front, pedestrian door to side, light and power.

### **Workshop 6.12m (19ft 9in) x 3.13m (10ft 1in)**

Up and over door, pedestrian door. Light and power.

### **Agent's Note**

It should be noted that there is an electrical pole within the grounds of the property.



## Directions

From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After a short distance take the first fork to the left into North Malvern Road (signed West Malvern). After a few hundred yards take the first fork to the right into Cowleigh Road. Continue along this route out of town through Cowleigh woods for just over a mile. At the junction with the A4103 Hereford to Worcester road turn left towards Hereford. Follow this route for some distance passing the Red Lion Inn on your left hand side. At this point the road will rise. Continue for a quarter of a mile. You will notice that the road then splits into three lanes. Just as it does turn left signed Ledbury and Bosbury. Continue for 0.6 miles after which the property can be found on the right hand side, as indicated by the agent's for sale board.



## Services

We have been advised that mains water, electricity and drainage are connected to the property. Heating is by way of electric storage heaters. 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

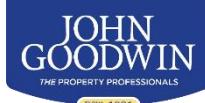
## Council Tax

COUNCIL TAX BAND "E"

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 F (27).



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