JOHN GOODWIN
THE PROPERTY PROFESSIONALS
EST. 1981









83 Belmont Road, Malvern. WR14 1PN

Guide Price £200,000

A Lovely Period Two Bedroom Semi-Detached Property With A Good Sized Garden, Residents Parking. No Chain. EPC Rating "C".

Bedrooms: 2 | **Bathrooms:** 1 | **Receptions:** 1

Regulated by RICS®

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Location

Situated in a popular and much sought after residential district close to local amenities. The Victorian hillside town of Great Malvern is close by and there are a number of high street names, restaurants, coffee shops and community facilities. Further and more extensive shops are available on the retail park in Townsend Way or in the city of Worcester.

Transport facilities are excellent with Malvern offering a mainline railways station offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway just south of Worcester brings The Midlands, South West and South Wales into an easy commute.

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

Description

83 Belmont Road is a well positioned period mid-terraced house. The property is accessed from the residents' parking area where a footpath leads to the four properties within this terrace.

The private front door is accessed through the foregarden with paved path leading between brick pillars.







Internally the front opens through to the entrance porch which in turn opens through to the sitting room with wall mounted electric fire and the accommodation does benefit from double glazing and gas central heating. The current owner has refurbished the property and has redecorated many of the rooms, as well as new floor coverings being added. This refurbishment is particularly apparent in the refitted modern kitchen with breakfast bar, freestanding COOKER, FRIDGE, FREEZER and a WASHING MACHINE. There is ample cupboard and work surface space and from here stairs rise to the first floor. A pedestrian door gives access to the small courtyard style garden positioned to the rear of the property with pedestrian to either end of the shared walkway. To the first floor the two bedrooms are positioned to the front of the property and the main double bedroom is positioned to the front of the property with glimpses up to the Malvern Hills while the second is to the rear. Both are serviced by the refitted shower room with a modern suite and shower enclosure with thermostatic controlled shower over.

Outside

No doubt one of the key selling points of this property is the south east facing garden which is positioned on the opposite side of the shared path enclosed by a fenced perimeter.







Entrance Porch

Sitting Room - 3.48m x 4.11m (11'5" x 13'6")

Breakfast Kitchen - 4.37m x 3.05m (14'4" x 10'0")

First Floor Landing

Bedroom 1 - 2.67m x 3.71m (8'9" x 12'2")

Bedroom 2 - 0m x 2.44m (11'11 max" x 8'0")

Shower Room







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.

Directions - From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Link Top. At the traffic lights turn left and around into Newtown Road. Take the fourth turning on the left into Belmont Road. The driveway to the residence parking area can be found on the left and leads down the side of the Malvern Tavern. The pathway to the property leads from here.

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

Tenure - We are advised (subject to legal confirmation) that the property is freehold.

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 C (76).

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.

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.