

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



18 Oxford Road, Malvern. WR14 2JD

Guide Price **£185,000**

A Well Presented Traditional Victorian Terraced House In A Sought After Location With Views Over The Common And Easy Walking Distance To The Train Station And Great Malvern Town Centre. Private Rear Courtyard Garden. NO ONWARD CHAIN. Energy Rating "D"

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2



Regulated by

RICS

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Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



Location

Oxford Road is a highly desirable residential area close to Malvern Link common and to the centre of Great Malvern which offers a wide range of amenities including shops, banks, building societies, Post Office and a Waitrose supermarket. The town is also renowned for its tourist attractions that include the theatre complex with concert hall and cinema. Sporting facilities are available to include The Splash leisure centre, Manor Park Sports Club and The Worcestershire Golf Club in nearby Malvern Wells. Malvern Link is also within close proximity and offers a further range of amenities including the hospital and service stations.

Malvern's main retail park is a short drive away and offers many high streets including Boots, Marks & Spencer and a Morrisons supermarket.

Transport communications are excellent with a mainline railway station at both Great Malvern and Malvern Link which is within walking distance and provides direct access to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway is about eight miles distant.

Educational facilities are extremely well cared for with highly regarded schools in both the state and private sectors including Malvern College.





Description - 18 Oxford Road is a wonderfully situated two bedroomed Victorian mid-terrace house overlooking open common land in Malvern Link. The property is initially approached over a short foregarden with planted beds and wrought iron and walled perimeter with pedestrian gate giving access to a blue brick path that leads to the front door.

The accommodation is set over two floors and benefits from gas central heating and comprises in more detail of

Sitting Room - 3.3m x 3.38m (10'10" x 11'1") - Positioned to the front of the property and enjoying a glazed sash window overlooking open common land. A focal point of this room is a fireplace with feature fire surround and hearth. A Door leads to

Inner Hall - Stairs to first floor and door opens to

Dining Room - 3.63m x 3.38m (11'11" x 11'1") - Glazed window to rear, conveniently situated adjacent to the kitchen. Fireplace, useful cupboards to one alcove. Understairs storage cupboard and door to

Kitchen - 2.36m x 2.41m (7'9" x 7'11") - Fitted with a range of white shaker style drawer and cupboard units with worksurfaces and integrated four ring electric HOB with OVEN under. Stainless steel sink unit under a glazed window to side and stable style door to outside. Tiled splashbacks. Undercounter space for fridge. Entrance to





Utility Space - 1.22m x 1.7m (4'0" x 5'7") - Obscure glazed window to side, space and plumbing for washing machine, corning and door to

Cloakroom - Low level WC.

First Floor

Landing - Door to bedroom 2 and further door to

Bedroom 1 - 3.3m x 3.38m (10'10" x 11'1") - A good size double bedroom with glazed sash window with views over the common. Overstairs wardrobe and cupboard.

Bedroom 2 - 3.61m x 3.07m (11'10" x 10'1") - Glazed sash window, feature fireplace. This room could be divided to allow a corridor accessing the bathroom which currently leads directly from this room through a door and comprises of

Bathroom - Low level WC, pedestal wash hand basin, panelled bath with thermostatically controlled shower over. Airing cupboard housing the wall mounted boiler. Obscure glazed sash window to rear. Access to loft space and wall mounted extractor.

Outside - To the rear is a small courtyard garden enclosed by a walled perimeter and having rear gated pedestrian access to a shared passageway giving access to the road.





Services - We have been advised that mains gas, electricity, water and drainage 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.

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 "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 D (66).

Directions - From Malvern office, continue on the A449 towards Malvern Link. Just before the Link Top shops, turn right down Lygon Bank after Zetland Road. Then turn left into Oxford Rd half way down and the property will be on the left.