

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ATTRACTIVE SPACIOUS MODERN DETACHED BUNGALOW ENJOYING A QUIET CUL-DE-SAC POSITION WITH VIEWS OF THE MALVERN HILLS AND OFFERING WELL PRESENTED ACCOMMODATION OF RECEPTION HALL, LIVING ROOM AND DINING AREA, BREAKFAST KITCHEN, UTILITY, THREE BEDROOMS (ONE EN-SUITE), BATHROOM, GAS FIRED CENTRAL HEATING, DOUBLE GLAZING, OFF ROAD PARKING, DETACHED DOUBLE GARAGE, EASILY MAINTAINED GARDEN. NO CHAIN. ENERGY RATING "D"

Eastward Road - Guide Price £430,000

20 Eastward Road, Malvern, WR14 1UA

3 2 2



20 Eastward Road

Location & Description

This is an ideal opportunity to purchase a well appointed modern detached bungalow being one of just eight similar style and good quality bungalows built towards the end of a cul-de-sac in 2000 by a local well known developer to a good standard and specification. There are local amenities within a short walk including general stores, sub Post Office, newsagents, schools and a bus service. The more comprehensive facilities of Malvern Link are less than a mile away where there is a wider range of shops, bank, Co-op supermarket, takeaways, two service stations and Doctor and Dental surgeries. On the outskirts of Malvern Link is the retail park with Marks & Spencer, Boots, Morrison's and many other well known stores.

The cultural and historic spa town of Great Malvern also has a range of shops, banks, Post Office, restaurants and the Waitrose supermarket. Malvern as well as being famous for its range of hills is also renowned for its theatre complex with cinema and having recreational facilities including the Splash leisure centre and Manor Park Sports Club.

Transport communications are excellent with mainline railway stations at Malvern Link and Great Malvern having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about seven miles away and brings The Midlands and most parts of the country within a convenient commuting time.

Property Description

The property benefits from having gas fired central heating, double glazing, burglar alarm and from the front enjoys views up to the hills. The property occupies a highly desirable position within this quiet cul-de-sac setting benefitting from a detached double garage and off road parking. The agent strongly recommends an early inspection to appreciate the well presented interior and of course the ideal location.

The accommodation in details comprises:

Recessed Porch

With outside light. Double glazed entrance door to

Reception Hall

Radiator, telephone point, coving, central heating thermostat. Useful storage cupboard, airing cupboard with hot water cylinder, slatted shelving and double doors. Ceiling light point. Access to insulated roof space with light.

Living Room 4.52m (14ft 7in) x 4.28m (13ft 10in)

Double glazed window with views to the Malvern Hills. Period style fireplace surround with marble inset and hearth, Living Flame coal effect gas fire, radiator, two wall lights, coving to ceiling, TV point, arch to

Dining Room 3.25m (10ft 6in) x 3.23m (10ft 5in)

Radiator, coving to ceiling. Double glazed sliding patio doors (installed 2012) opening to rear garden. Ceiling light point. Serving hatch to





Breakfast Kitchen 3.69m (11ft 11in) x 3.23m (10ft 5in)

Refitted Kitchen offering a range of units having single drainer one and a half bowl sink with mixer tap and cupboard under. Further matching range of base cupboards and drawers with granite work surface over. Integrated DISHWASHER, induction four ring gas HOB with cooker extractor over. Eye level DOUBLE Electric OVEN and GRILL, space for fridge/freezer. Tall storage cupboard with pull out drawers, wall mounted cupboards with LED lighting under. Radiator and inset ceiling lights. Double glazed window over looking the rear garden.

Utility Room 3.25m (10ft 6in) x 1.80m (5ft 10in)

Single drainer stainless steel sink with mixer tap and cupboard under. Tiled surround, plumbing for washing machine, vent for tumble dryer, Worcester gas fired boiler, radiator, extractor and double glazed door to rear garden.



Bedroom 1 3.90m (12ft 7in) plus door recess x 3.33m (10ft 9in)

Double glazed window offers views to the Malvern Hills. Well fitted with a comprehensive range of built in Sharps wardrobes including dressing table and drawers with cupboards over, corner display unit with shelving, bedside cabinets and further built in clothes cupboard. Ceiling light point. Radiator.

En Suite Shower Room

Refitted in 2014 and having shower cubicle with Mira shower unit, wash hand basin with mixer tap, low level WC, wall cabinet with light, shaver point and mirrored doors, window, extractor, ladder style heated towel rail. Fully tiled walls.

Bedroom 2 3.25m (10ft 6in) x 3.15m (10ft 2in)

Built in wardrobes, radiator and coving to ceiling. Double glazed window to rear. Ceiling light.

Bedroom 3 3.44m (11ft 1in) x 2.97m (9ft 7in)

Double glazed window with views to hills. Ceiling light. Radiator.

Bathroom 2.09m (6ft 9in) x 2.22m (7ft 2in)

White panelled bath with mixer taps. Pedestal wash hand basin, low level WC, radiator. Extractor and tiled splashbacks.

Outside

The front garden is laid to stone with shrub borders and an area of artificial turf. Double width block paved drive provides car parking space and leads to the

Detached Garage 5.66m (18ft 3in) x 5.58m (18ft)

Two up and over doors. Light and power point and door to side.

The enclosed rear garden is laid out for ease of maintenance being paved and having a well stocked and colourful variety of established shrubs and plants. Area of artificial grass. Octagonal SUMMER HOUSE, lean-to GREENHOUSE, Water Feature, outside light and cold water tap.

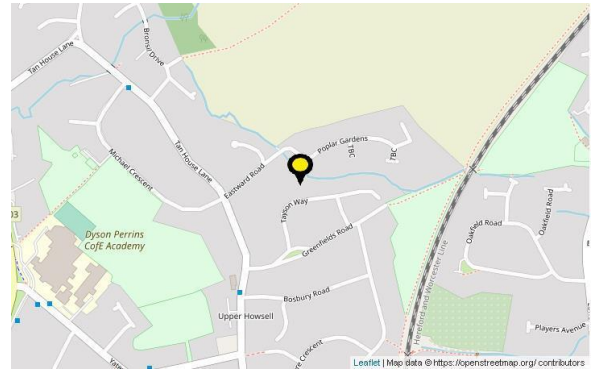
Agents Note

There are restricted covenants on the property which can be obtained by the agent. These must be reviewed prior to offering.



Directions

From the Agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately quarter of a mile at the first set of traffic lights at Link Top turn left (signed Leigh Sinton). As the road forks in three directions bear sharp right along Newtown Road (still in the direction of Leigh Sinton) following this route for approximately three quarters of a mile before turning right into Tan House Lane. After 200 yards bear right (still following Tanhouse Lane). Take the second turn to the left into Eastward Road. Follow the road down and as you enter the second part of the cul-de-sac number 20 will then be seen as the first bungalow on the right hand side.



Services

We have been advised that mains gas, electricity and water are connected to the property. There is a private sewage pump system within the cul-de-sac that serves the eight bungalows and each resident pays £20.00 per month for servicing and maintenance. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure

We are advised (subject to legal verification) 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 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

Strictly by appointment through the Agents Malvern office.
01684 892809.

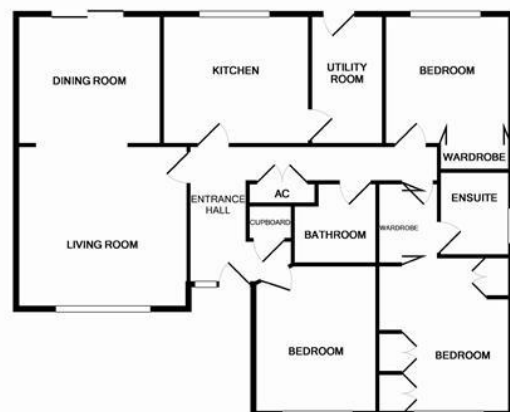
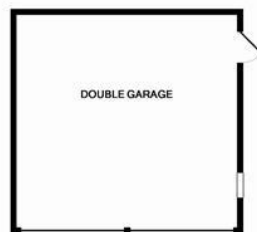
Council Tax

COUNCIL TAX BAND "E"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

A full Energy Performance Certificate is available for this property. The EPC rating for this property is D (63).



20 EASTWARD ROAD
TOTAL APPROX. FLOOR AREA 1411 SQ. FT. (131.1 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



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