

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A PERIOD MID-TERRACED PROPERTY SITUATED WITHIN THIS CONVENIENT LOCATION OFFERING A LONG BACK GARDEN WITH LARGE SHED. EPC RATING "C"

Belmont Road - Guide Price £195,000

53 Belmont Road, , Malvern, Worcestershire, WR14 1PN

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53 Belmont Road

Location & Description

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.

Property Description

53 Belmont Road represents a lovely period mid-terraced two bedroomed house situated within this highly convenient and popular residential area.

The property is initially approached from the road via a metal pedestrian gate set between brick pillars to the enclosed foregarden. The composite front door with obscure double glazed inset opens through to the living accommodation which benefits from gas central heating and double glazing. To the rear there is a generous rear garden which is one of the key selling points of this property.

The living accommodation is set over two floors benefitting from gas central heating and double glazing and comprising in more detail of:

Sitting Room 3.72m (12ft) x 3.61m (11ft 8in)

Positioned to the front of the property and enjoying a double glazed window with ceiling light point and stairs rise to first floor. This room is open through to

Dining Room 2.53m (8ft 2in) x 2.97m (9ft 7in)

Conveniently situated adjacent to the kitchen and having a double glazed window to rear and useful understairs storage cupboard. Radiator, ceiling light point and opening through to

Kitchen 3.04m (9ft 10in) x 2.06m (6ft 8in)

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. There is a range of integrated appliances including a four ring electric HOB with single OVEN under and extractor over. Set beneath the double glazed window overlooking the rear garden is a stainless steel sink unit with mixer tap and drainer. There is undercounter space and connection point for washing machine and a wall mounted Glow Worm boiler. Tiled splashbacks, ceiling light point, coving to ceiling. Obscured double glazed composite pedestrian door gives access to garden.

First Floor Landing

Loft access point, ceiling light point, radiator and doors opening through to





Bedroom 1 3.07m (9ft 11in) x 3.61m (11ft 8in)

Being a double bedroom with double glazed window to front, ceiling light point and radiator.

Bedroom 2 3.04m (9ft 10in) x 2.09m (6ft 9in)

Double glazed windows to rear and side give glimpses of the Malvern Hills. Ceiling light point, coving to ceiling, radiator.

Bathroom

Fitted with a white low level WC and matching pedestal wash hand basin, panelled bath with mixer tap and shower head fitment. Tiled splashbacks, obscured double glazed window to rear, wall mounted heated towel rail, ceiling light point and storage cupboard with shelving.



Outside to the rear

Leading away from the property is a traditional paved courtyard styled garden enclosed by brick walls and having a wooden gate, crossing the pedestrian access which leads across the rear of all the terraces and giving gated access to front. An entrance leads to the pedestrian path which is central with lawns to either side enclosed by a hedged and fenced perimeter. To the rear of the garden there is a wooden shed with power and pedestrian gate giving access to the property's parking area, accessed via a side road and we are waiting for the seller to confirm the correct access permissions are in place to allow for parking. Within the garden is a wooden shed with light and power.



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 property will be found on the left hand side.



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.

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"

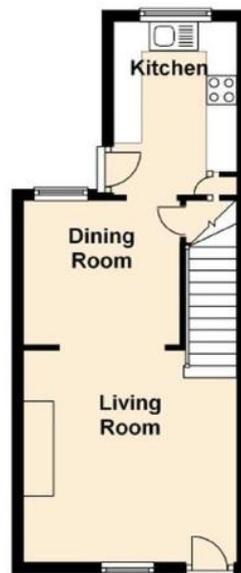
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is C (70).

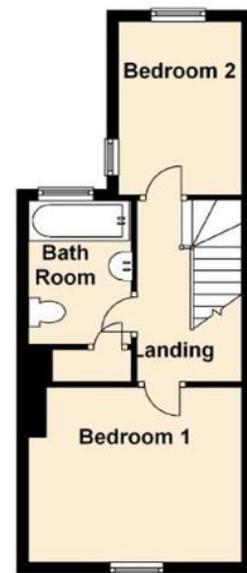
Ground Floor

Approx. 300.8 sq. feet



First Floor

Approx. 300.2 sq. feet



Total area: approx. 601.0 sq. feet

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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.
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