

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



21 Handbury Road, Malvern. WR14 1NN

Guide Price **£250,000**

A Two Bedroom Detached Bungalow Occupying A Highly Desirable And Quiet Residential Position Close To The Amenities Of Malvern Link Offering Scope For Refurbishment And Further Development (Subject To Relevant Planning Permission). Spacious Accommodation With A View To The Malvern Hills. Well Established Front And Rear Gardens With Off Road Parking And Conservatory. EPC D

Bedrooms: 2 | Bathrooms: 1 | Receptions: 2



Regulated by

RICS

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13 Worcester Road, Malvern, Worcestershire, WR14 4QY
Offices also at Ledbury, Colwall, Upton, Ross-on-Wye Office & London



Location - 21 Handbury Road is located in a quiet residential area of similar period properties situated close to the amenities of Malvern Link where there is a bustling shopping precinct with a range of independent shops, Co-op supermarket, eateries, public houses and community facilities including a church and Victoria Park. Further and more extensive amenities are available in the hillside Victorian town of Great Malvern where there is a Waitrose supermarket or on the retail park off Townsend Way where there are a number of high street names including Boots, Marks & Spencer, Next and Morrisons to name a few.

Transport communications are excellent with a mainline railway station close at hand offering direct links to Worcester, Birmingham, London, Hereford and South Wales. A regular bus service runs along the Worcester Road connecting the neighbouring areas and Junction 7 of the M5 motorway just outside Worcester brings The Midlands, South West and South Wales into an easy commute.

Educational facilities are excellent in the both the state and public sectors at primary and secondary levels.

Property Description - 21 Handbury Road is a two bedroom detached bungalow requiring refurbishment with scope for further development and extension (subject to relevant planning permissions) offering potential purchasers the opportunity to mark their own stamp.

The accommodation is spacious and versatile. The property occupies a highly desirable position close to all the local amenities of Malvern Link and has a characterful appearance from the front. There is an enclosed rear garden with a view towards the Malvern Hills to the rear and the property is set back from the road behind a driveway and an established foregarden with hedged frontage for privacy.

A wooden front door can be found under a brick archway and storm porch and opens to





Entrance Hall - Ceiling light fitting, loft access point, doors to all rooms.

Sitting Room - 4.7m x 3.53m (15'5" x 11'7") - Carpet, double glazed bay window to the front, radiator, log burning stove with slate hearth, ceiling light fitting.

Kitchen - 3m x 3.23m (9'10" x 10'7") - Range of base and eye level unit, worktop over, partially tiled walls, radiator, ceiling light fitting, double glazed window and door providing access out to the garden. Stainless steel one and a half sink and drainer, gas HOB, space for oven, further white goods.

Bedroom 1 - 4.09m x 3.23m (13'5" x 10'7") - A lovely light room with carpet, ceiling light fitting, radiator, large double glazed window to the front.

Bedroom 2 - 3.25m x 3.23m (10'8" x 10'7") - Carpet, radiator, ceiling light fitting, storage cupboard, sliding patio doors opening to the

Conservatory - Tiled floor, built to brick and UPVC construction with glass roof, view to the Malvern Hills and bank of double glazed windows overlooking the lovely rear garden.

Bathroom - Tiled floors and partially tiled walls, close coupled WC, wash hand basin, shower cubicle.

Rear Garden - Due to be cleared in due course, mainly laid to lawn and has a well established and mature aspect with a range of shrubs and flowers providing colour throughout the year. The garden can be accessed via a secure side gate, doors from the conservatory and kitchen and there is a wonderful view towards the Malvern Hills whilst enjoying a south facing aspect. SHED for storage.





Directions

From the agent's office in Great Malvern proceed north along the A449 towards Worcester. Continue down hill into the shopping centre of Malvern Link and through the main set of traffic lights. At the next traffic lights turn left into Lower Howsell Road and take the third turning on the left into Handbury Road. The property will be found on the left hand side as indicated by the agent's For Sale board.

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

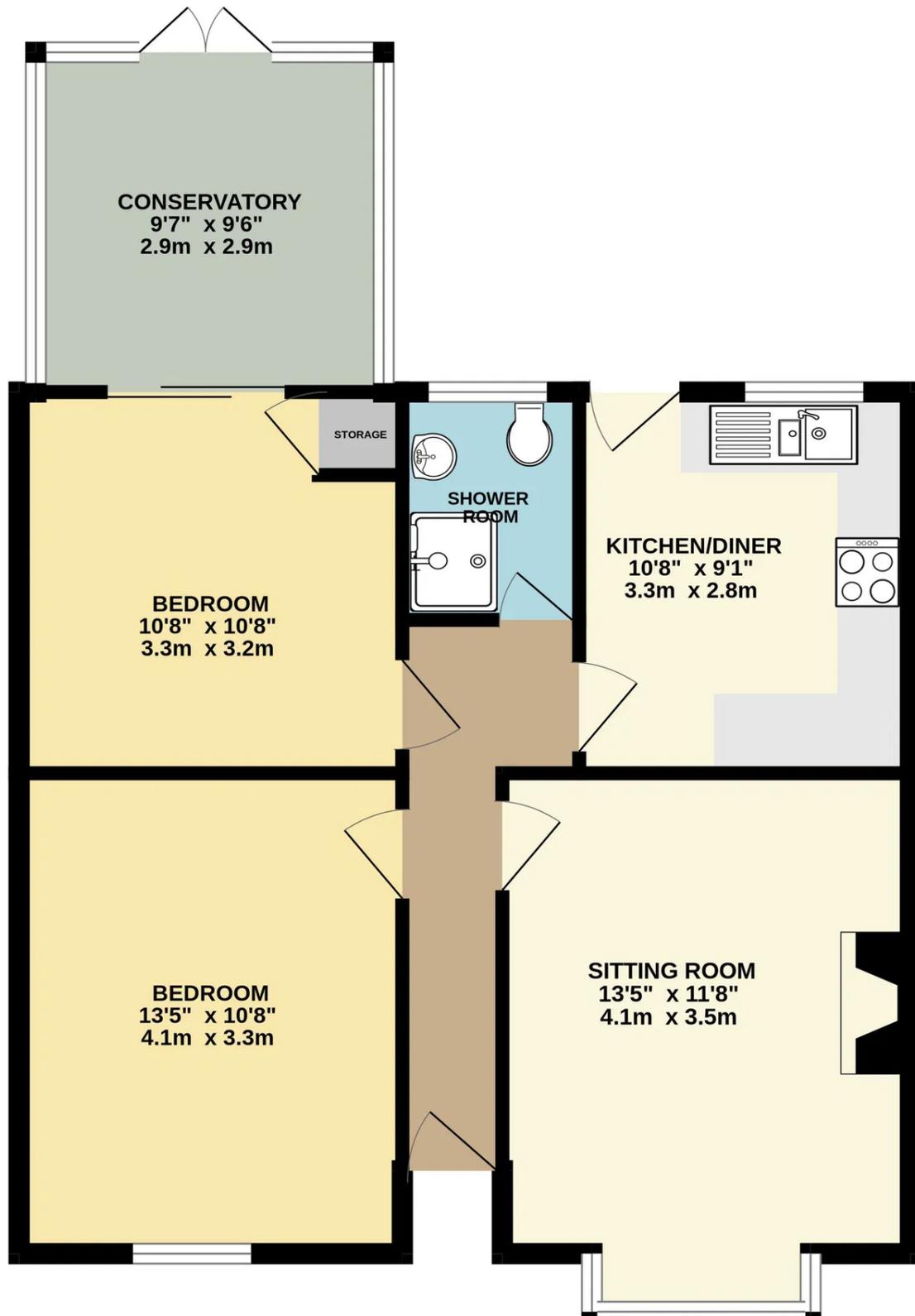
We are advised (subject to legal confirmation) that the property is freehold.

Viewing

By appointment to be made through the Agent's Malvern Office, Tel: [01684 892809](tel:01684892809) 



GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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Council Tax- COUNCIL TAX BAND "C"

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

EPC - EPC Rating D (60)

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.