

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED MID-TERRACE HOME SITUATED IN A QUIET CUL-DE-SAC LOCATION CLOSE TO THE AMENITIES OF MALVERN LINK AND OFFERING TWO GOOD SIZE BEDROOMS, EASY TO MAINTAIN GARDENS AND TWO ALLOCATED PARKING SPACES. ENERGY RATING "D"**

## Seymour Court - Guide Price £215,000

5 Seymour Court, Malvern, WR14 1EW

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# 5 Seymour Court

## Location & Description

Situated in a quiet cul-de-sac location on the outskirts of Malvern Link. The bustling shopping precinct of Malvern Link provides a range of amenities including Co-op and Lidl supermarkets, independent shops, eateries, take aways, cafes and community facilities. More extensive amenities are available in the nearby hillside Victorian town of Great Malvern where there is Waitrose supermarket and the renowned theatre and cinema complex. The retail park on Townsend Way also offers a number of high street names including Morrisons, Marks & Spencer, Boots, and Halfords to name but a few.

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

Transport communications are excellent with a mainline railway station in Malvern Link offering direct links to Worcester, Birmingham, London, Hereford and South Wales. Junction 7 of the M5 motorway is located just outside Worcester bringing the Midlands, South West and South Wales into an easy commute. A regular bus service runs down the Worcester Road linking the neighbouring areas.

## Property Description

5 Seymour Court is a well presented mid terrace home situated in a quiet corner of a cul-de-sac. It has gas central heating and double glazing. The spacious, open plan accommodation currently comprises a living/dining room, kitchen, two good size bedrooms and a bathroom. It has the bonus of two allocated parking spaces and visitor parking.

It is set back from the road behind a gravelled foregarden (which the current owners also use for parking and stepping stones lead to a UPVC front door with external light and opens to

### Entrance Hall

Coathooks, radiator and leading to

### Open Plan Sitting/Dining Room 5.45m (17ft 7in) x 4.00m (12ft 11in)

A sociable family area. The dining area has wood effect flooring, radiator, double glazed window to front, pendant light fitting, stairs to first floor. The sitting area is carpeted and has an understairs built in storage area and desk, ideal for working from home, pendant light fitting and open to the

### Kitchen 4.75m (15ft 4in) x 2.48m (8ft)

Tiled floor, range of base and eye level units with breakfast bar seating. One and a half bowl stainless steel sink with drainer. Built in OVEN and HOB with extractor fan over, space for American style fridge freezer, space for dishwasher, partially tiled walls, ceiling light fitting, central heating boiler, double glazed window to rear overlooking the garden and obscure double glazed door also giving access to the garden.





## First Floor

### Landing

Carpet, ceiling light fitting, access to loft space, airing cupboard and doors to

### Bedroom 1 3.72m (12ft) x 2.97m (9ft 7in)

Carpet, double glazed window to front, pendant light fitting, radiator and built in wardrobe.

### Bedroom 2 4.31m (13ft 11in) x 2.32m (7ft 6in)

Carpet, pendant light fitting, radiator and double glazed window overlooking the park.

### Bathroom

Vinyl flooring, panelled bath with shower, close coupled WC, pedestal wash hand basin and obscure double glazed window to rear, extractor fan and ceiling light fitting.



### Outside

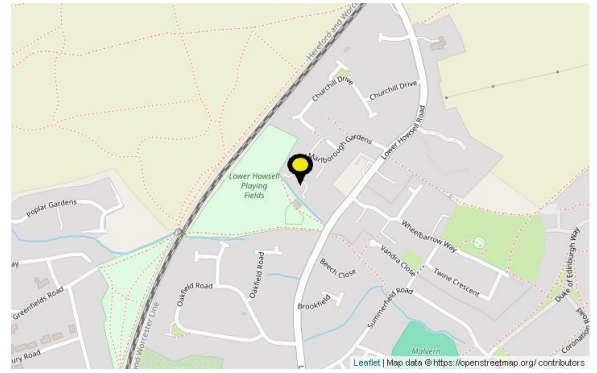
The rear garden which can be accessed from the kitchen door which opens to a patio area with external water tap. The garden is mainly laid to lawn and enjoys a private south west facing aspect. There is a SHED and a secure gate opens to a side passage.





## Directions

From the John Goodwin Malvern office proceed north along the A449 towards Worcester. Proceed for 1.6 miles and at the traffic lights, just before the Texaco garage turn left into Lower Howsell Road. Proceed passing the New Inn and take the next left turn in Marlborough Gardens. Follow the road through the estate, upon reaching a t-junction turn left. Taking the next left into Seymour Court, the property is the last on the left hand side.



## 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 from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (69).



GROUND FLOOR  
APPROX. FLOOR  
AREA 340 SQ. FT.  
(31.6 SQ. M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 329 SQ. FT.  
(30.6 SQ. M.)

TOTAL APPROX. FLOOR AREA 669 SQ. FT. (62.1 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 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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### 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.

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