

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A WELL PRESENTED MID TERRACE BUNGALOW FOR THE OVER 55'S, LOCATED IN A QUIET POSITION OVERLOOKING THE LOVELY LANDSCAPED COMMUNAL GARDENS. OFFERING EASY ACCESS TO THE PRIVATE GARAGE THE ACCOMMODATION BENEFITS FROM DOUBLE GLAZING, ELECTRIC STORAGE HEATING, PRIVATE PATIO AREA AND COMPRISES LIVING ROOM, FITTED KITCHEN, TWO BEDROOMS AND BATHROOM. EPC 'D'. NO CHAIN.**

## 28 Brackenhurst - Guide Price £175,000

Ranelagh Road, Malvern, Worcestershire, WR14 1EL

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# 28 Brackenhurst

## Location & Description

28 Brackenhurst enjoys a convenient position less than half a mile from the bustling centre of Malvern Link where there is an excellent range of amenities having a wide range of shops, post office, bank, supermarket, two service stations, restaurants, doctor and dental surgeries. The retail park is close by off Townsend Way where there is a Marks & Spencer, Next, Boots, Morrisons and many other well known brands. The property is also close to good transport links with bus service passing by and Malvern Link railway station offering direct links to London, Birmingham, Worcester, Hereford and South Wales.

## Property Description

28 Brackenhurst is a well presented and maintained mid-terrace two bedroom bungalow, purpose built for the over 55's, within a complex of similar properties all overlooking a lovely central green space with shrubs, pond and seating area. Of particular note with this property is its easy access from the parking area which is situated directly opposite the bungalow. Furthermore it is one of the few properties with a private garage, which again is situated directly opposite the property. Internally the property benefits from double glazing and electric storage heating.

The front of the property, which overlooks the central green space is accessed by a composite front door with obscure double glazed inset, which opens through to

## Entrance Porch

Double glazed window to side, inset ceiling light point, multi-panelled glazed door opening to

## Living Room 5.94m (19ft 2in) x 3.04m (9ft 10in)

A lovely open plan room with double glazed window to front overlooking the central green space. Two ceiling light points, emergency alarm master control box, coving to ceiling, electric storage heaters, door to inner hallway (described later) and multi-panelled glazed door opening through to

## Kitchen 3.04m (9ft 10in) x 2.84m (9ft 2in)

Fitted with a range of drawer and cupboard base units with rolled edge worktop over and matching wall units. Four ring electric **HOB** and eye level single **OVEN**. Stainless steel sink unit with mixer tap and drainer set under a double glazed window with view of the private garage and residents' parking area. Space and connection point for washing machine, under counter fridge and under counter freezer. Tiled splash backs, ceiling light point. Obscure double glazed UPVC door which opens through to

## Rear Porch 1.08m (3ft 6in) x 1.83m (5ft 11in)

Double glazed windows to sides and rear, double glazed door giving easy access to the parking area and garage.

## Inner Hallway

Ceiling light point, loft access point, doors opening through to





### **Bedroom 1 3.38m (10ft 11in) x 3.10m (10ft) maximum into fitted wardrobes**

Double glazed window with view of the private garage and residents' parking area, ceiling light point, electric storage heater. Range of fitted wardrobes with sliding doors incorporating hanging and shelf space. Emergency alarm pull cord. Built in cupboard housing the hot water cylinder with shelving over.

### **Bedroom 2 3.20m (10ft 4in) x 2.87m (9ft 3in)**

Double glazed window with view overlooking the central green space, ceiling light point, electric storage heater, emergency alarm pull cord.

### **Bathroom**

Fitted with a modern white suite consisting of a low level WC, vanity wash basin with cupboard under, matching drawer sets and work top with mirrored door cupboards over. Shower enclosure with Mira electric shower over. Inset ceiling spot lights, ceiling mounted extractor fan, ceiling light point, emergency alarm pull cord. Wall mounted chrome heated towel rail.



### **Outside**

Private patio area to front overlooking the central green space. The property has use of the communal gardens which are laid to lawn with shrub bordered paths leading to a central seating area.

### **Parking**

The residents parking is on a first come, first served basis and is located directly at the rear of number 28 Brackenhurst making it easily accessible.

### **Garage 5.06m (16ft 4in) maximum x 2.66m (8ft 7in)**

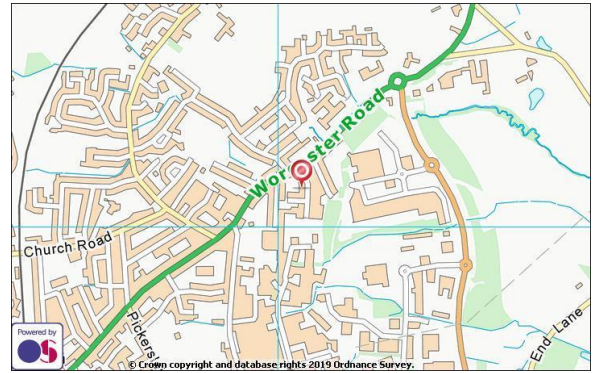
Up and over door to front, window to rear, located directly at the rear of the property allowing easy access.





## Directions

From the agent's office in Great Malvern proceed towards Malvern Link on the A449 Worcester Road. After half a mile pass through the traffic lights at Link Top continuing down past the common on your right. Continue through the centre of Malvern Link past a BP garage on your left and a Texaco garage on your right. Carry on through the next set of lights for a further three hundred yards turning right into Ranelagh Road. After approximately 100 yards take the next turn right into the Brackenhurst complex.



## Services

We have been advised that mains electric, water and drainage 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 infer 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 verification) that the property is Leasehold. The property is held on a 125 year lease from 25th March 1988. There is a management company appointed to carry out maintenance and garden of the communal areas, provide general insurance and external decoration. An annual service charge is paid for this service by the residents, the amount is £88.64 per month.

## 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

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

COUNCIL TAX BAND "C"

This information has been confirmed in writing.

## EPC

The EPC rating for this property is 'D' (87).



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### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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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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