

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**A SPACIOUS AND WELL PRESENTED THREE BEDROOMED DETACHED BUNGALOW WITH SOUTH WEST FACING GARDEN AND VIEWS TO THE HILLS. CONSERVATORY AND GARAGE. PRIVATE AND QUIET CUL-DE-SAC SETTING CLOSE TO BARNARDS GREEN. IN A DESIRABLE RESIDENTIAL AREA. NO ONWARD CHAIN. ENERGY RATING 'E'.**

## Fraser Close - Guide Price £340,000

6 Fraser Close, Malvern, WR14 3QG



## 6 Fraser Close

### Location & Description

Enjoying a convenient location in one of Malvern's most popular and well established residential areas approximately a mile from the centre of Barnards Green where there is an excellent range of amenities including shops, a Co-Op supermarket and places to eat out.

The cultural and historic town of Great Malvern is only just over a mile distant. Here there is an even more comprehensive range of amenities, including shops and banks, Waitrose supermarket, the renowned theatre and cinema complex and the Splash leisure pool and gymnasium. Malvern's main retail park is just over two miles away. Here one can find a number of familiar High Street names including Marks & Spencer and Boots.

Educational facilities are second to none. The property is within immediate reach of some of the best schools in the area in both the private and state sectors at both primary and secondary levels, including The Chase Secondary in Barnard's Green itself.

Transport communications are also good. There is a main line railway station just over a mile away between Barnards Green and Great Malvern. Junction 7 of the M5 motorway south of Worcester and Junction 1 of the M50 south of Upton Upon Severn, are each within easy commuting distance. Local burs route around Malvern including to the retail park.

### Property Description

6 Fraser Close offers a fantastic opportunity to purchase a three bedroomed link detached bungalow that stands in a good size plot with an attractive and immaculately presented garden to front and rear. Spacious and versatile accommodation throughout, Axminster carpets and benefitting with views to the Malvern Hills.

Located in a quiet cul-de-sac and benefitting from off road parking and a garage.

Sat behind a walled foregarden that provides colour throughout the year a path skirts the front of the bungalow and leads to the right where there is potential to reinstate access to the garden. There is a driveway to the left and gives access to a storm porch under which is a UPVC door that opens to a side porch and to an

### Entrance Hall

Carpet, radiator, pendant light fitting, store cupboard, obscure glazed door opening to the

### Dining Room 4.47m (14ft 5in) x 2.97m (9ft 7in)

Carpet, pendant light fitting, two wall lights, radiator. Doors to kitchen, inner hall, and bi-fold doors to the conservatory and door to

### Sitting Room 5.66m (18ft 3in) x 3.41m (11ft)

Carpet, radiator, large double glazed window overlooking the garden. Two pendant light fittings, two wall lights, radiator, tiled and brick feature mantel.





**Kitchen 3.56m (11ft 6in) x 2.45m (7ft 11in)**

Carpet tiles, range of base and eye level units with worktop over, space for fridge freezer, washing machine and oven. Stainless steel sink and drainer, double glazed window overlooking the garden. Radiator, fluorescent strip light, store cupboard and pantry. Partially tiled walls. Obscure double glazed door giving access to a covered side porch (described later).

**Conservatory**

Carpet, lovely outlook over the rear garden, pendant light fitting, two double glazed doors opening to the garden.

**Inner Hall**

Carpet, pendant light fitting, two store cupboards, one of which houses the hot water cylinder. Doors to

**Bedroom 1 4.03m (13ft) x 3.41m (11ft)**

Carpet, radiator, double glazed window to the front, pendant light fitting, built in wardrobes.

**Bedroom 2 2.92m (9ft 5in) x 3.38m (10ft 11in) max**

Carpet, double glazed window to front, radiator, pendant light fittings and built in wardrobes.

**Bedroom 3 2.01m (6ft 6in) x 2.92m (9ft 5in)**

Carpet, double glazed window to front, pendant light fitting and access to loft space.

**Bathroom**

Vinyl flooring, obscure double glazed window to side, pedestal wash hand basin and low level WC. Panelled bath with electric shower over, radiator, tiled walls and ceiling light fitting.



**Sheltered Side Porch**

Accessed via a UPVC door from the driveway and kitchen, further door to garden, water tap and door to STOREROOM with power and light. Double glazed window overlooking the garden.

**Garage 4.96m (16ft) x 2.84m (9ft 2in)**

Up and over door to front. Light and power.

**Outside**

The rear south west facing garden is immaculately presented and well maintained garden with a beautiful view of the Malvern Hills. Mainly laid to lawn with mature shrub and flower borders providing colour and interest throughout the year. A path leads through the garden and gives access to vegetable and flower beds. There is a patio area to enjoy the afternoon sunshine.



## Directions

From the agent's offices in Great Malvern proceed south along the A449 Wells Road in the direction of Ledbury. Follow this road for just under a mile across common land before turning very sharp left (opposite the Railway Inn) into Peachfield Road. Follow this route downhill (with the common on your left hand side) over a railway bridge before taking the next left turn into St Andrews Road. After a short distance turn right into Fraser Close and the bungalow will be found on the right towards the end of the cul-de-sac as indicated by the agents 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.

## 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 "D"

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 E (53).

GROUND FLOOR  
1220 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the description 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 hereon are not tested and no guarantee is given as to their operability or efficiency in any way.  
Made with Metropac 02/05

### 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.



**Malvern Office**  
**01684 892809**

**13 Worcester Road, WR14 4QY**  
**malvern@johngoodwin.co.uk**

