

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



14 Windsor Close, Malvern. WR14 1YE

Guide Price **£235,000**

A Well Presented Three Bedroomed Mid-Terraced Property Situated Within A Quiet Cul-de-Sac Location Benefitting From Double Glazing, Gas Central Heating, Off Road Parking And Enclosed Garden, While Internally There Is A Sitting Room, Dining Kitchen, Three Bedrooms And A Bathroom. EPC Rating "C". No Chain.

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2



Regulated by

RICS

01684 892809

Malvern Office
malvernsales@johngoodwin.co.uk
www.johngoodwin.co.uk
@JGoodwinFRICS



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



Location & Description

This property enjoys a convenient position within walking distance of a comprehensive range of amenities in nearby Malvern Link including Lidl and Co-op stores, two service stations, shops, takeaways and public houses. Malvern's main retail park is less than quarter of a mile away. Here there are a number of familiar high street names including Marks & Spencer, Boots, Café Nero and a Morrisons supermarket. The wider facilities of Great Malvern are less than a mile distant. Here there are further shops and banks, Waitrose supermarket and the renowned theatre and cinema complex.

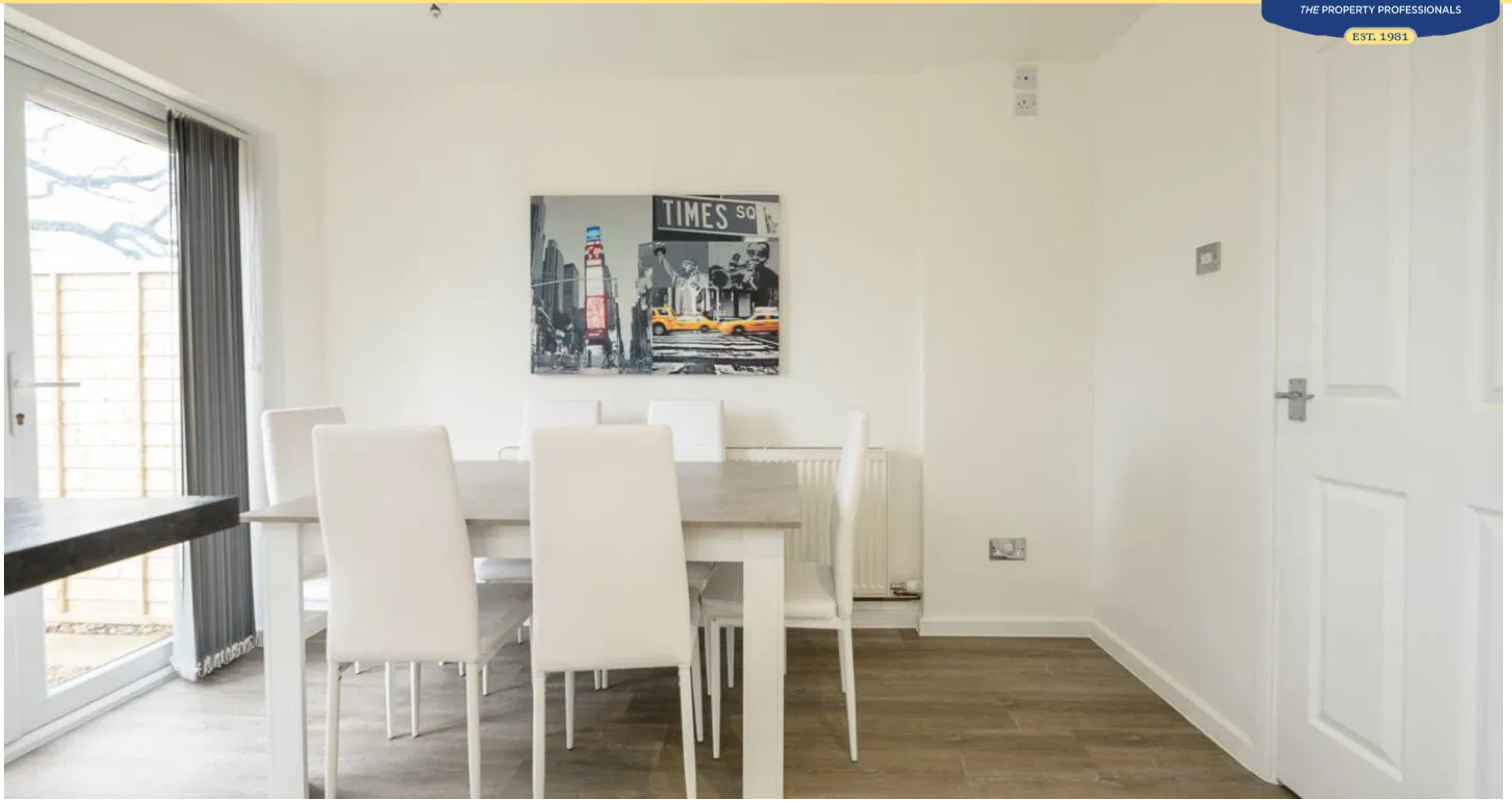
Transport communications are excellent. Malvern Link railway station is only about fifteen minutes walk away and Junction 7 of the M5 motorway at Worcester is less than seven miles. Educational needs are well catered for at both primary and secondary levels with some of the best schools in the region.

For those who enjoy the outdoor life or simply walking the dog, Malvern Link common is close at hand and the full range of the Malvern Hills are only about five minutes by car.

14 Windsor Close is an ex-local authority mid-terraced property which has been refurbished offering well presented rooms.

The property is initially approached via a gravelled foregarden and parking area giving access to the obscured double glazed UPVC front door opening to the living accommodation which does benefit from gas central heating, double glazing and has an enclosed rear garden. The living accommodation in more details comprises





Entrance Hall

Accessed via an obscured double glazed UPVC front door with matching side panel. Open wooden balustraded staircase rising to first floor with useful understairs storage cupboard. Ceiling light point, radiator door to dining kitchen (described later) and door opening through to

Sitting Room 5.09m (16ft 5in) x 3.13m (10ft 1in)

Double glazed window to front, ceiling light point and radiator.

Dining Kitchen 3.28m (10ft 7in) x 4.99m (16ft 1in)

Positioned across the rear of the property and divided into two main areas the first of which is the kitchen fitted with a range of gloss fronted drawer and cupboard base units with chrome handles and worktop over. Matching wall units. A one and a half bowl ceramic sink with mixer tap and drainer is set under the double glazed window overlooking the rear garden. There is space and connection point for a range cooker with a stainless steel extractor over, undercounter washing machine point and full height fridge freezer. There is a breakfast bar style return with cupboards under dividing the kitchen from

Dining Area

Double glazed french doors open to the rear garden, inset ceiling spotlights, radiator.

First Floor Landing

Ceiling light point, loft access point, airing cupboard housing the wall mounted Vaillant boiler with useful shelving. Doors open through to





Bedroom 1 4.42m (14ft 3in) x 2.51m (8ft 1in)

Double glazed window to front, ceiling light point, radiator. Fitted double wardrobe incorporating hanging and shelf space.

Bedroom 2 3.59m (11ft 7in) x 2.30m (7ft 5in)

Double glazed window to rear, ceiling light point, radiator. Built-in single wardrobe with shelving.

Bedroom 3 3.18m (10ft 3in) x 2.14m (6ft 11in)

Double glazed window to front, ceiling light point, radiator.

Bathroom

Fitted with a modern white suite and consisting of a low level WC and vanity wash hand basin with mixer tap and drawers under. 'P' shaped style bath with thermostatic controlled rainfall style shower over with additional hand held unit. Walls and floor finished in complimentary tiling, chrome wall mounted heated towel rail, two obscured double glazed window to rear, inset ceiling spotlights.

Outside

Extending away from the property is a paved patio area leading to path to wooden garden SHED and lawn area. The garden is enclosed by a fenced perimeter and there is gated pedestrian access to rear.



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 C (73).

Directions - From the agents office in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately half a mile at the traffic lights at Link Top carry straight on following the road downhill with the common on your right. Go past the railway and fire stations on your left into the centre of Malvern Link. Continue through the centre and on towards Worcester. Take the left hand turn into Queen Elizabeth Road and then third right into Duke of Edinburgh Way continue along this road and take the left turn into Windsor Close. The property can then be found on the right hand side as indicated by the agents For Sale board.