

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



15 Buttercup Walk, Malvern. WR14 1NR

Guide Price **£220,000**

A Well Presented Two Bedroom End Terrace House In A Convenient Location. Offered With No Onward Chain. Energy Rating C.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



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 - Situated in a sought after location on the Malvern Vale Development within just a few minutes walking distance to good local amenities of shops, schools and bus services.

The town centre of Great Malvern is about one and a half miles distant and offers a wider range of shops, banks, building societies, Post Office, eateries and the Waitrose supermarket. Malvern as well as being famous for its range of hills with numerous footpaths (easily accessible from the property) is also renowned for its theatre complex with concert hall and cinema together with having recreational and sporting facilities at the Splash leisure centre, Manor Park Sports Club and the Worcestershire Golf Club in Malvern Wells.

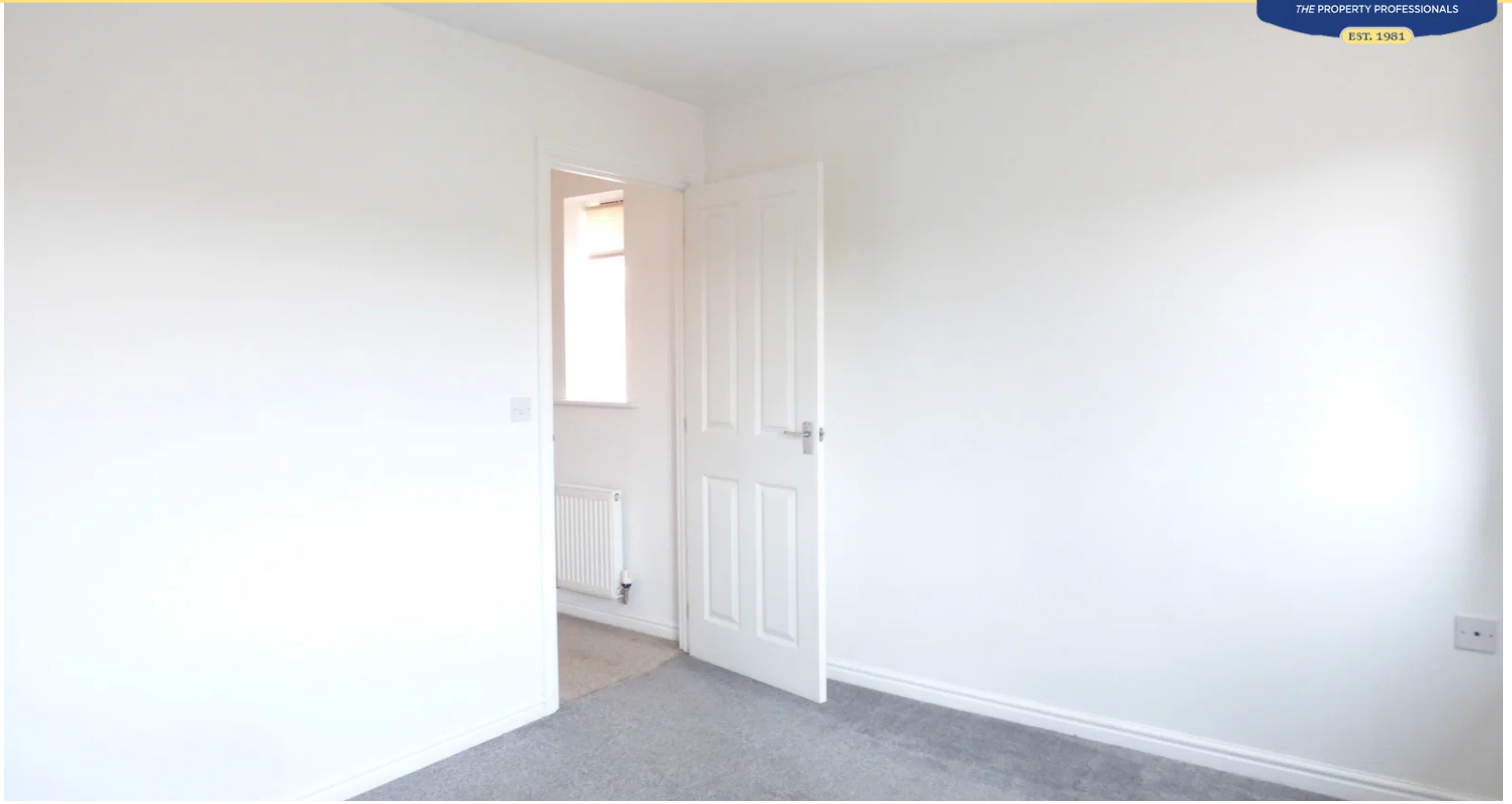
Transport communications are excellent with two mainline railway stations at Great Malvern and Malvern Link having connections to Worcester, Birmingham, London Paddington, Hereford and South Wales. Junction 7 of the M5 motorway at Worcester is about seven miles distant bringing The Midlands and most parts of the country within an easy travelling time.

Educational facilities are well catered for with a number of primary schools in the area together with Dyson Perrins Secondary School in Yates Hay Road.

The Property - Situated behind two allocated parking spaces, a paved pathway leads to a recently installed composite front door with obscure double glazing, opening into this well presented and well maintained home. The property benefits from gas central heating and double glazing throughout.

Occupying a particularly convenient position within the established and highly sought after Malvern Vale development, the property is ideally located close to local amenities, excellent schools, and transport links.





This attractive home would make an ideal first time purchase, buy to let investment, or a perfect choice for those looking to downsize.

The accommodation comprises:

Entrance Hall

Ceiling light point, radiator, doors to the cloakroom and living room, with an open aspect leading into the kitchen.

Kitchen - 2.36m x 3.61m (7'9" x 11'10")

Fitted with a modern range of wall and base units incorporating drawers and cupboards with complementary work surfaces. Stainless steel sink with mixer tap, integrated stainless steel gas hob with extractor hood over, built in oven, and stainless steel splashback. Double glazed window to the front aspect, ceiling light point, radiator, and wall mounted gas fired boiler concealed within a matching wall cupboard.

Cloakroom

Fitted with a low level WC and pedestal wash hand basin with tiled splashbacks. Ceiling light point and radiator.





Living Room - 4.01m x 3.61m (13'2" x 11'10")

A bright and spacious reception room with stairs rising to the first floor, double glazed door providing access to the rear garden, ceiling light point, and radiator.

First Floor Landing

Double glazed window, ceiling light point, radiator, airing cupboard with shelving and hanging rail, and loft access.

Bedroom 1 - 3.05m x 3.63m (10'0" x 11'11")

A generous double bedroom with two double glazed windows overlooking the rear garden, ceiling light point, and radiator.

Bedroom 2 - 2.36m x 2.11m (7'9" x 6'11")

Double glazed window, ceiling light point, and radiator.

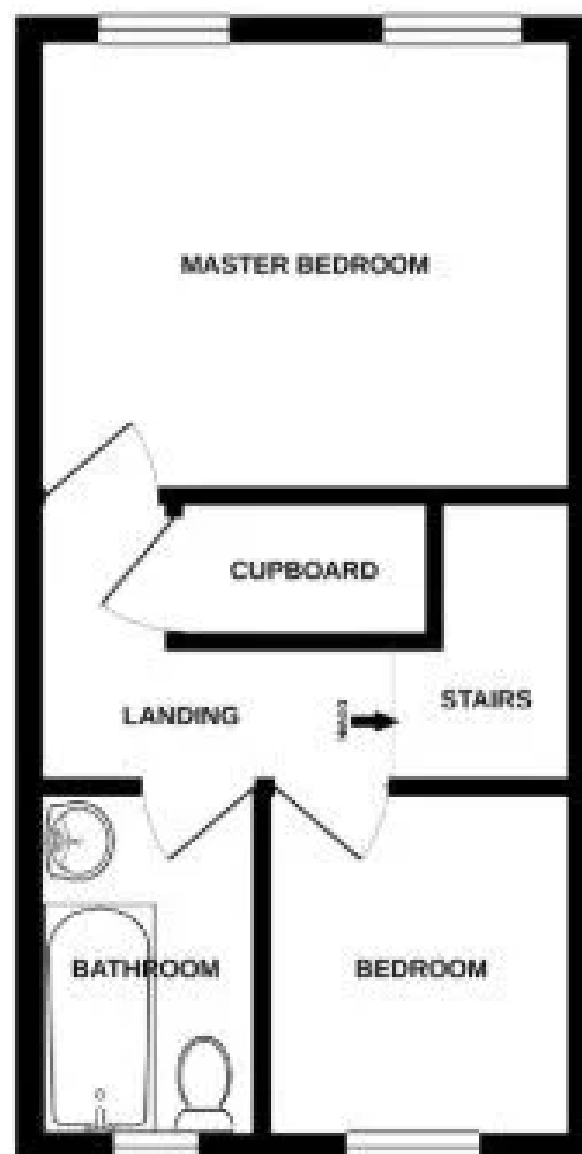
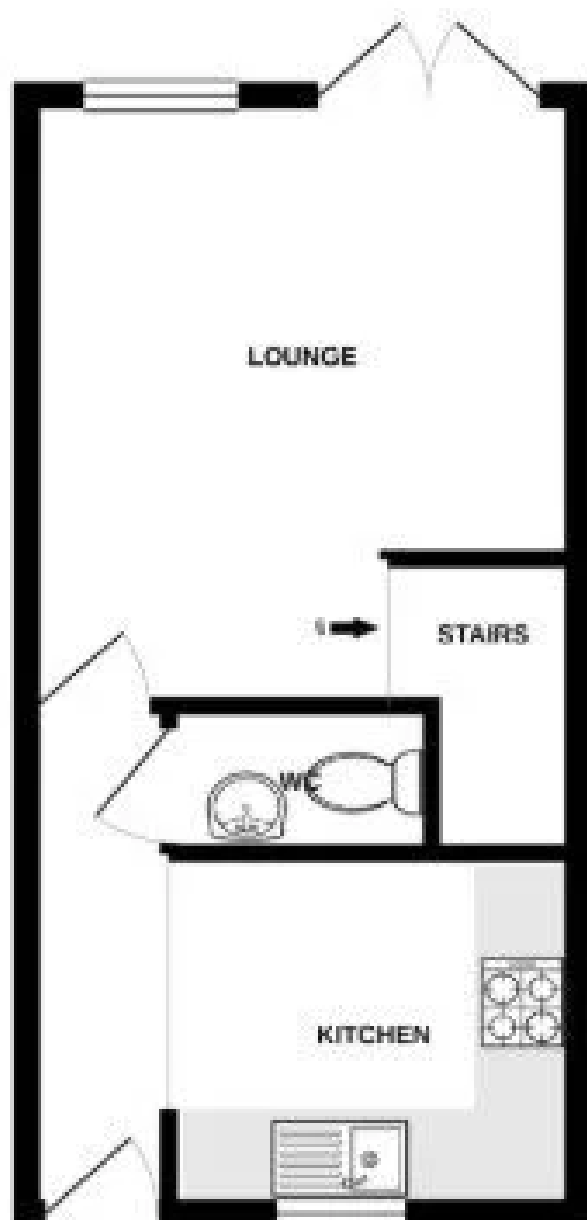
Bathroom

Appointed with a white suite comprising a low level WC, pedestal wash hand basin, and panelled bath with thermostatically controlled dual-head shower over. Complementary tiled splashbacks, chrome heated towel rail, shaver point, obscure double glazed window, and ceiling light point.



1ST FLOOR
290 sq.ft. (26.9 sq.m.) approx.

GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 580 sq.ft. (53.8 sq.m.) approx.

While 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 misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with floorplan 1/2000



Outside - The enclosed rear garden features a paved patio extending from the property, leading to a lawn with raised planted beds. The garden is enclosed by timber fencing and benefits from gated rear pedestrian access to the shared pathway, an outside light, and a useful wooden garden shed.

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.

Agents Note - There is an annual charge of approximately £240 for the communal maintenance of the estate.

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 purchases/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.

Council Tax - COUNCIL TAX BAND "B"

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

Energy Rating - Energy Rating C (77)

Directions - From the agent's offices in Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After about half a mile at the first set of traffic lights at Link Top, turn left (signed Leigh Sinton). Follow the road round sharply to the right (still signs to Leigh Sinton) into Newtown Road. This leads directly into Leigh Sinton Road. After about a quarter of a mile and just after Dyson Perrin's school, turn left into Hill View Drive and take the third left into End Hill Way following the road around to the left where the property can be found where the property will be found as indicated by the agent For Sale board.