



4 Goodwood Road
Malvern
Worcestershire WR14 1NJ

Philip Laney & Jolly

4 Goodwood Road, Malvern, Worcestershire WR14 1NJ

A well presented detached bungalow situated in a popular residential location, conveniently located for access to the local amenities of Malvern Link. The property stands in pleasant gardens and offers accommodation briefly comprising: Entrance Hall, Living Room, Two Bedrooms, Bathroom, Kitchen, Garden Room, Attractive Gardens, Off-Road Parking, Gas Central Heating and Double Glazing.

COVERED ENTRANCE PORCH

With UPVC front door leading into

ENTRANCE HALL

With radiator, access hatch to roof space, door to storage cupboard and door to

LIVING ROOM

14'7" max into bay x 11'9" (4.46m x 3.58m) Having a pine fire surround housing a living flame coal effect gas fire, inset marble hearth, bay window to the front, radiator, telephone point, picture rail.

BEDROOM 1

12'11" x 10'9" (3.94m x 3.28m). Window to the front aspect, radiator, picture rail.

BEDROOM 2

11'1" x 10'9" (3.38m x 3.28m). Window to the rear aspect overlooking garden, radiator, picture rail.

BATHROOM

Fitted with an easy access bath with entry door and shower attachment, low level WC, pedestal wash hand basin, radiator, tiled splash back.

KITCHEN

12'1" x 9'10" (3.68m x 3.0m) Fitted with a range of matching units having inset stainless steel sink with hot and cold mixer tap, base drawer and cupboards, work surface over, space and point for

gas cooker, tiled splash backs, wall mounted Ferroli boiler, door to storage cupboard, windows to the side and rear aspects, radiator, space and plumbing for automatic washing machine, part glazed door to

GARDEN ROOM

9'0" x 6'8" (maximum) (2.74m x 2.03m) Having tiled floor, double glazed window and door to the rear aspect overlooking garden.

OUTSIDE

Front

The property is approached through double gates leading to the front garden that is laid to gravel for ease of maintenance, gated access leads to the rear garden.

Rear

Immediately adjacent the rear of the house is a paved patio area with mature pond and waterfall feature. The garden is mainly laid to lawn with mature shrub and rose borders. There is a timber built shed and the whole garden is enclosed by mature hedging and fencing providing a good degree of privacy.



SERVICES

Mains Electricity, Gas, Water and Drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services or any of the appliances and cannot therefore confirm that they are free from defects or in working order.

TENURE

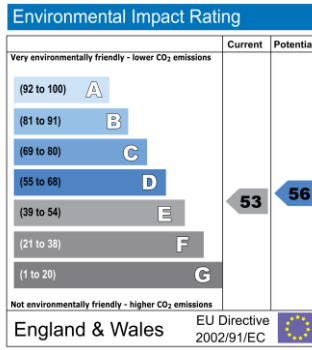
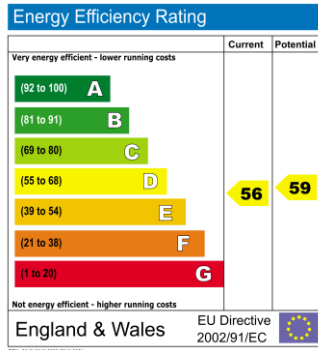
We are advised (subject to legal verification) that the property is freehold.

VIEWING

Strictly by arrangement with the Agents. We are open from 9am to 5.30pm Monday to Friday and 9am to 4pm on Saturdays.

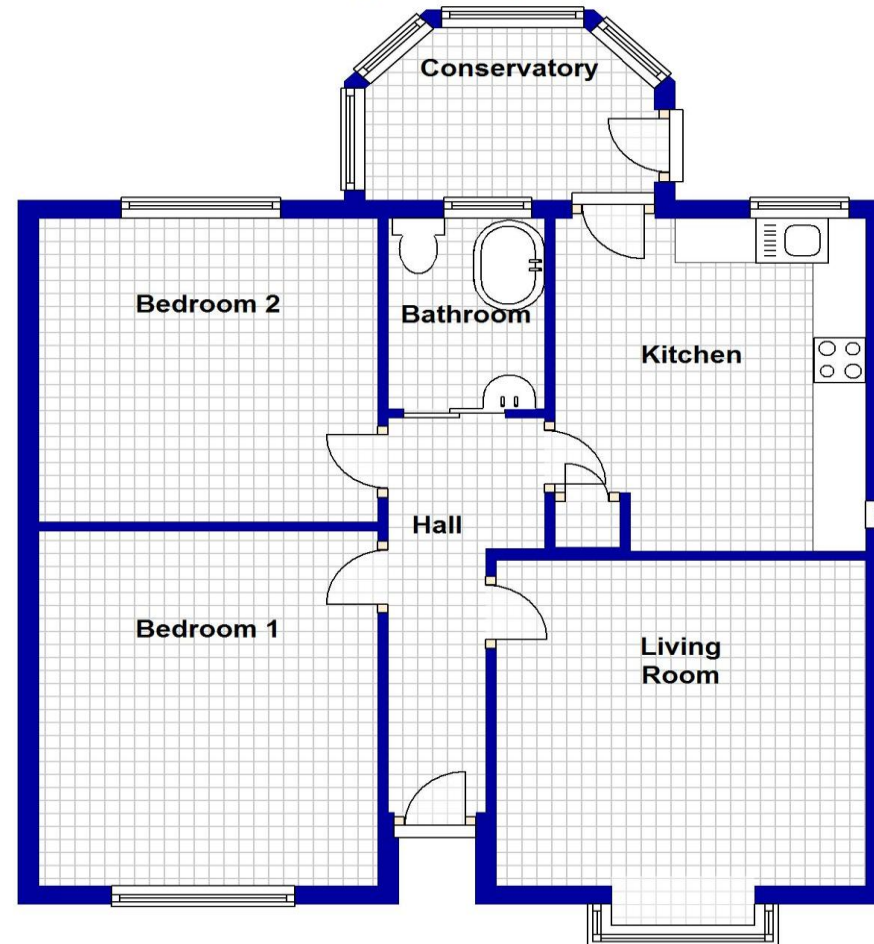
DIRECTIONS

From our office turn left along Worcester Road and proceed in the direction of Malvern Link. Continue straight on through 2 sets of traffic lights and past Sunny Lodge petrol station on the left. Take the next turning left into Lower Howsell Road, then 2nd left into Church Road, Goodwood Road is the 2nd turning on the right, the property can be found after a short distance on the right.



Ground Floor

Approx. 712.7 sq. feet



Total area: approx. 712.7 sq. feet

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

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