

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



135 Moat Crescent, WR14 2PN

Guide Price **£220,000**

A Spacious And Versatile Three Bedroom Semi-Detached Family Home Occupying A Corner Plot Position In A Convenient Residential Area Close To Amenities. Open Plan Kitchen/Diner, Conservatory, Private Garden And A Wonderful View Towards The Malvern Hills. Energy Rating "C"

Bedrooms: 3 | 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



The property enjoys a convenient location only a few minutes walk to the local shops and takeaways. Further afield are the amenities of Barnards Green which offers a bustling shopping precinct with a range of independent shops, Co-Op Supermarket, eateries, takeaways and community facilities. Further there are more extensive facilities available in the hillside Victorian town of Great Malvern or at the retail park off Townsend Way that offer a number of high street names including Marks & Spencers, Boots, Morrisons to name a few. In Great Malvern there is Waitrose Supermarket, the renowned theatre and cinema complex, the Splash leisure, pool and gymnasium and Manor Park Sports Centre.

Transport communications are excellent with a bus service running through Pound Bank Road and mainline railways stations in both Great Malvern itself and nearby Malvern Link. Junction 7 of the M5 motorway south of Worcester is approximately 7 miles distance bringing most parts of the country within a convenient commuting time.

Educational needs are also well catered for with a number of highly regarded primary and secondary schools within the area in both the private and state systems.

135 Moat Crescent is a conveniently situated spacious three bedroom semi-detached home occupying a corner plot position with a wonderful view towards the Malvern Hills offering versatile accommodation throughout with its own private garden, three good sized bedrooms, a ground floor open plan kitchen/diner and a conservatory to be enjoyed to be rear with plenty of potential for prospective purchasers to put their own stamp on the property.

The property is set back from the road behind a fenced, gravelled and lawned foregarden, a pedestrian path leads to the porch door and a secure gate to the garden and the accommodation in more detail comprises:





Porch Obscured double glazed window surround, coat hooks, wooden glazed door opening to the

Hallway Carpet, radiator, double glazed window to the side and light fitting. Understairs storage cupboard, doors to the sitting room and kitchen.

Kitchen/Diner Range of base and eye level units with space for washing machine and dishwasher with worktop over and a one and a half stainless steel sink and drainer, tiled floor, partially tiled walls, radiator, space for cooker and extractor fan over. Two ceiling light fittings and extractor fan. An archway open to the dining area with door to the conservatory.

Dining Room Tiled floor, ceiling light fitting, double glazed window, radiator, space for dining table, patio, sliding doors to the

Conservatory Patio doors overlooking the garden and glazed surround. Vinyl tiled flooring and wall light.

Sitting Room Carpet, double glazed window to the front, ceiling light fitting, radiator, tiled hearth.

First Floor Landing Doors to all rooms, carpet, loft access point, ceiling light fitting, double glazed window to the side.

Bedroom 1 Carpet, double glazed window to the front, view to the hills, radiator, ceiling light fitting.

Bedroom 2 Carpet, double glazed window to the rear, ceiling light fitting and built-in storage cupboard.

Bedroom 3 Carpet, double glazed window to the front, ceiling light fitting, built-in cupboards, radiator.



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Bathroom Vinyl tiled flooring, pedestal wash hand basin, close coupled WC, ceiling light fitting, panelled bath with Triton shower, two double glazed windows, extractor fan and radiator.

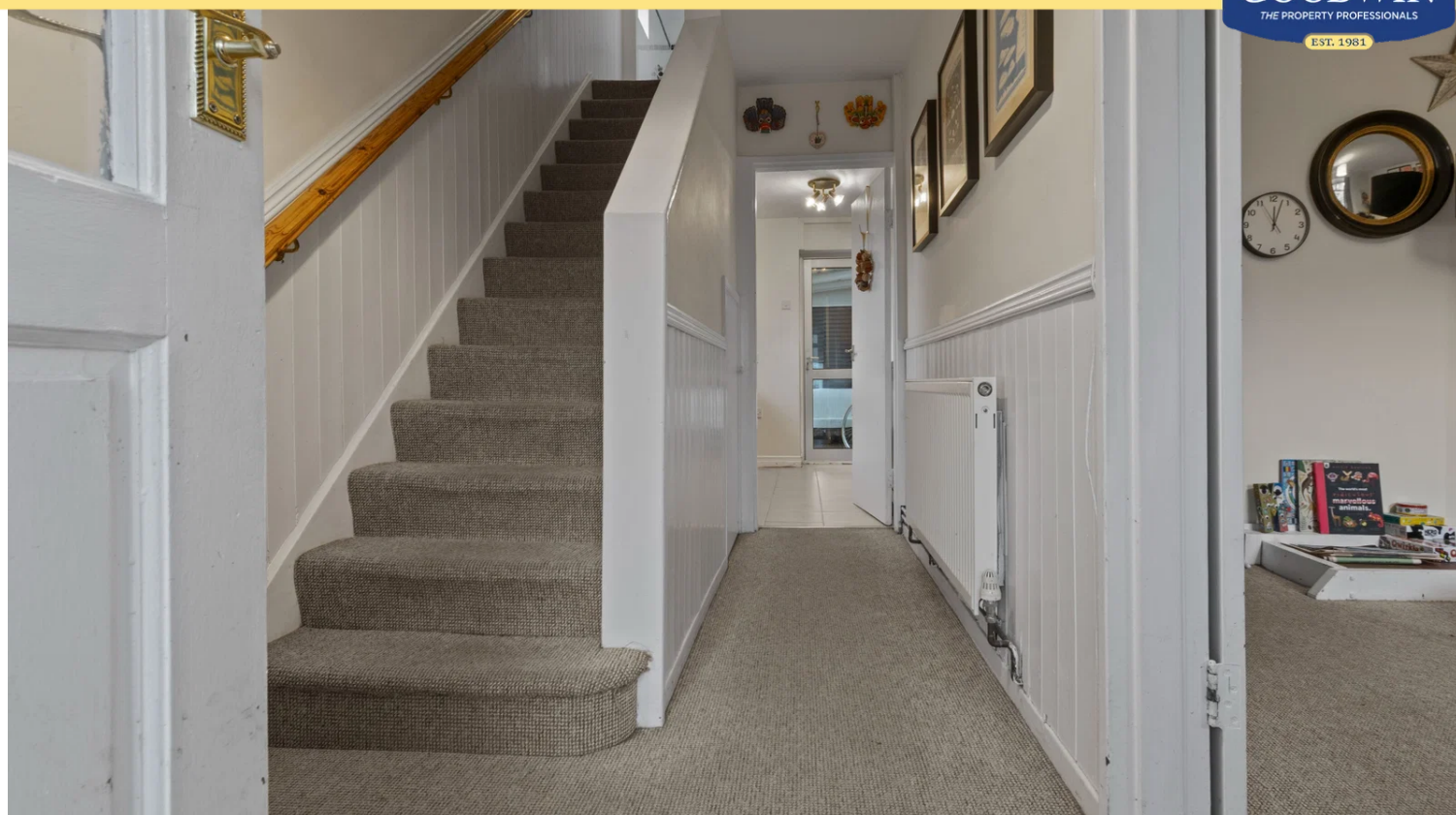
Outside The garden is to the side of the property and laid to a mix of lawn and patio. Gated access and a fenced perimeter enjoying plenty of natural sunshine.

Agents Note Please note there is planning permission on a plot behind the property, more information can be found on the Malvern Hills Council Planning Portal using the following reference number M/24/01388/FUL.

Directions From the traffic lights at the Junction of Graham Road and Church Street in the centre of Great Malvern proceed straight on continuing into Barnards Green Road. On reaching the traffic island take the third exit continuing through the shopping precinct. Take the first turning on the left into Pound Bank Road. Follow this road downhill and turn right onto Moat Way. Take the next left hand turn into Moat Crescent and the property can be found on the left hand side on the corner of Shenstone Close.

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.

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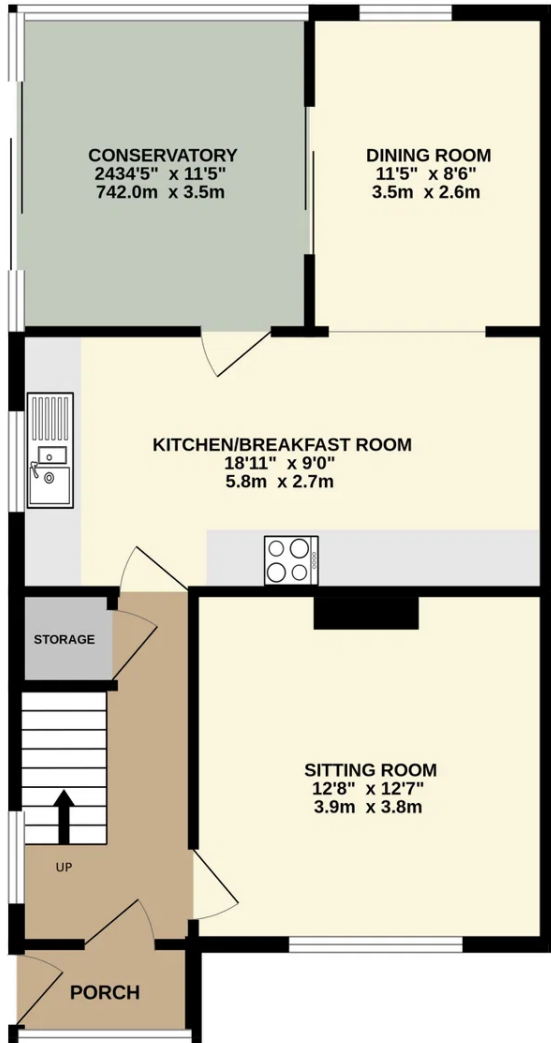
Council Tax COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

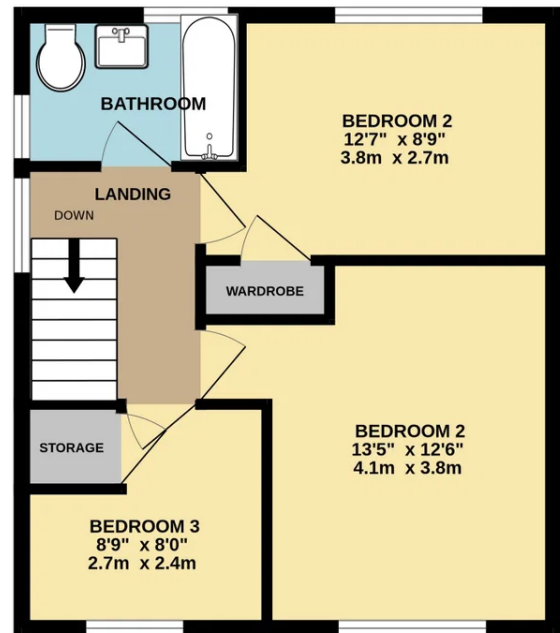
EPC The EPC rating for this property is C (72)

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.

GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

Whilst 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 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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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.