

**5 MALINSHILL ROAD  
HAMPTON  
EVESHAM  
WORCESTERSHIRE  
WR11 2QG**

*Pughs*

**ESTATE AGENTS & VALUERS**

Hazle Meadows Auction Centre, Ross Road,  
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- Three Bedroom
- Detached Cottage
- Grade II Listed
- Thatched Roof
- In need of complete overhaul
- Large Garden

To be offered for sale by public auction, subject to conditions of sale and unless previously sold,  
**At The Hazle Meadows Auction Centre, Ross Road, Ledbury HR8 2LP**  
**on the 3rd November 2021 at 6:30pm**

**GUIDE PRICE £150,000 to £200,000**

Vendors Solicitors: Saunders Roberts Solicitors, 1 Crown Court Yard, Bridge Street, Evesham,  
Worcestershire, WR11 4RY. Tim Jones Acting, Tel 01386 442558

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## 5 Malinshill Road, Hampton, Evesham, Worcestershire, WR11 2QG

5 Malinshill Road is a detached Grade II Listed thatched Black and White cottage set within a large flat landscaped garden of approximately 0.5 acre located within the town of Evesham. The property requires complete overhaul and modernisation. No chain

### ENTRANCE

Timber door to

### ENTRANCE HALL

Stairs off with storage under, exposed timbers and beams, open fireplace, night storage heater

### SITTING ROOM 4.0M X 3.0M (13'1" X 9'10")

Exposed timbers and beams, opening to living room, night storage heater, large fireplace with wood burner inset

### DINING ROOM 4.0M X 3.7M (13'1" X 12'2")

Exposed timbers and beams, night storage heater, open fireplace

### REAR HALLWAY

Night storage heater, timber external door to rear, exposed timbers and beams

### SHOWER 1.7M X 1.6M (5'7" X 5'3")

White suite comprising hand basin, walk in shower, tiled walls

### SEPRATE W.C

White W.C, access to storage cupboard

### KITCHEN 3.7M X 3.6M MAXIMUM (12'2" X 11'10" MAXIMUM)

Comprising fitted base units incorporating double stainless steel sink and drainers, space for appliances, electric oven with extractor over, part tiled walls, night storage heater, access to pantry cupboard

### LIVING ROOM 4.8M X 3.7M (15'9" X 12'2")

Night storage heater, timber door to front, exposed timbers and beams

### FIRST FLOOR

### LANDING BEDROOM/STUDY 4.1M X 2.7M (13'5" X 8'10")

Exposed timbers and beams, access to airing cupboard and loft

### BEDROOM 4.0M X 3.8M (13'1" X 12'6")

Night storage heater, Exposed timbers and beams

### BEDROOM 4.2M X 3.7M (13'9" X 12'2")

Exposed timbers and beams, night storage heater, open fireplace

### OUTSIDE

A pedestrian gate gives access into the large flat garden comprising lawn area, mature trees and shrubs and flower borders. Adjacent to the property is a garden shed, further garden summerhouse and access through to the lawn area with storage garage and caravan

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## **AUCTION GUIDE PRICE**

£150,000 - £200,000

Please note an Auction Guide Price is an indication by the Agent of the likely sale price and is not the same as a Reserve Price. The Reserve Price is the lowest price at which the vendor will consider a sale and is within or below the Guide Price. Both figures are subject to change.

## **FOR SALE BY PUBLIC AUCTION**

To be offered for sale by public auction, subject to conditions of sale and unless previously sold at The Hazle Meadows Auction Centre, Ross Road, HR8 2LP on the 3rd November 2021 at 6:30pm

## **ANTI MONEY LAUNDERING REGULATIONS**

To comply with anti money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale

## **VENDOR SOLICITOR**

Saunders Roberts Solicitors, 1 Crown Court Yard, Bridge Street, Evesham, Worcestershire, WR11 4RY. Tim Jones Acting, Tel 01386 442558

## **CONDITIONS OF SALE**

The conditions of sale will be deposited at the offices of the auctioneers and vendor's solicitors, where they are available for inspection seven days prior to the sale, and will also be available for inspection in the saleroom half an hour prior to the sale. They will not be read at the sale, and any purchaser will be deemed to have knowledge of such conditions of sale whether he inspects them or not and will bid on this understanding. In the event of any variance between these particulars and the conditions of sale, the latter shall apply.

## **RIGHTS OF WAY**

The property is sold subject to and with the benefit of all rights of way, wayleaves, access, water, light, drainage and other easements, quasi-easements, covenants, restrictions, orders, etc. as may exist over the same or for the benefit of the same, whether mentioned in these particulars or not.

## **FOR SALE BY PUBLIC AUCTION**

The property is to be offered for sale by public auction (unless previously sold by private treaty). In order to comply with anti-money laundering regulations the purchaser will be required to provide:

1. Proof of identity in the form of a photographic ID such as a current passport or UK driving licence
2. Proof of current residential address i.e. utility bill or building society or bank statement, credit card bill etc issued within the previous 3 months.

For clarification we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are any important matters, which are likely to affect your decision to buy, please contact us before viewing the property.

Pughs, for themselves and for the vendors or Lessors of this property, whose Agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of the agent has any authority to make or give any representation or warranty whatever in relation to this property.

The logo for Pughs is a blue rectangle with a white border. Inside the rectangle, the word "Pughs" is written in a white, italicized serif font.

## LOCATION MAP

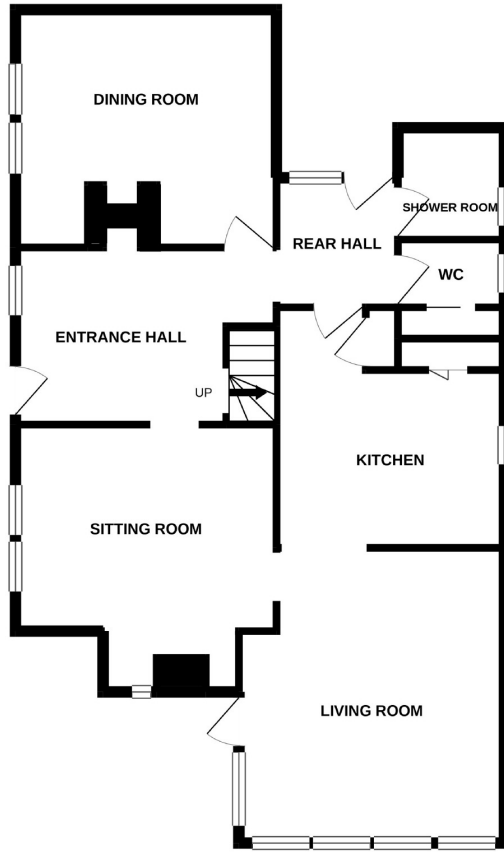


From the Cheltenham Road proceed into Evesham then just before the bridge over the River Avon turn left on to Pershore Road. Continue until the traffic lights then turn right into Workman Road. Proceed along this road then turn left into Malinshill Road. Then immediately turn right and continue along Malinshill Road, number 5 is second on the left as indicated by our For Sale board.

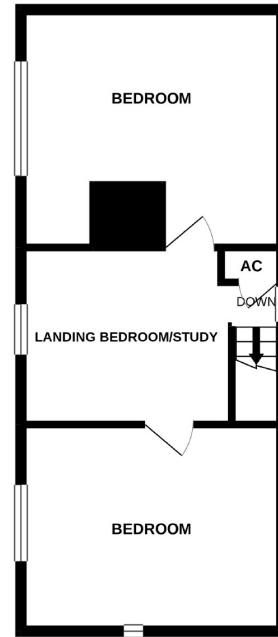
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# FLOOR PLAN

GROUND FLOOR  
880 sq.ft. (81.8 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 1301 sq.ft. (120.8 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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