



## 16 Tayson Way Malvern, WR14 1UF

Denny & Salmond are offering for sale a refurbished three bedroom semi detached home, which briefly comprises of entrance hall, refitted, kitchen dining room, conservatory, utility room and a spacious living room. Whilst on the first floor, there are three bedrooms and a refitted bathroom. The property further benefits from gas fired central heating and double glazing. With off-road parking, a single garage and enclosed gardens an internal viewing is strongly advised. EPC Rating C

**£289,950**

# 16 Tayson Way

## Malvern, WR14 1UF



Double glazed front door with matching side panel lead to the

### Entrance Hall

With doors off to the Living Room and Kitchen Dining Room. Oak effect flooring, radiator and stairs rise to the first floor.

### Living Room

16'9" x 13'10" (5.11m x 4.23m)

A light & airy room with a feature panelled wall. Two radiators, TV aerial point and double glazed window to the front aspect.

### Refitted Kitchen Dining Room

16'9" x 9'10" (5.11m x 3.00m)

Re-fitted with a full range of eye and base level units with working surfaces. Slot-in electric oven with four ring hob and chrome Zanussi canopy over. Contemporary square sink unit with swan neck mixer taps. Integrated fridge and freezer and wall mounted cupboard housing a Worcester combination boiler. Double glazed window overlooking the rear garden.

Pantry cupboard, double radiator and the continuation of the oak effect flooring, which leads through to the dining area with double radiator and double glazed patio doors leading to the conservatory and a feather door to the utility/downstairs WC.

### Conservatory

7'9" x 6'9" (2.38m x 2.07m)

Oak effect laminate flooring, corrugated pitch roof and glazed panels to all sides. A single door leading to the rear garden.

### Utility room/WC

4'11" x 6'5" (1.50m x 1.96m)

Ceramic sink with mixer taps and cupboards under. Single cupboard above and a large under-stairs storage cupboard. Space and plumbing for washing machine, low flush macerating W.C. Recess spotlighting and once again a continuation of the oak effect flooring.

### First Floor Spacious Landing

With double glazed window to side aspect, doors to all rooms. Access to loft space and storage cupboard.

### Bedroom One

13'10" x 8'11" (4.23m x 2.74m)

With double glazed window to front aspect, single radiator, feature, panelled wall. Double wardrobe and strip pine floorboards.

### Bedroom Two

11'0" x 8'4" (3.37m x 2.56m)

Double glazed window to rear aspect, built-in double wardrobes and radiator.

### Bedroom Three

7'4" x 10'6" (2.26m x 3.22m)

Double glaze window to front aspect and radiator.

### Outside

The front of the property has been gravelled to provide hardstanding for two cars and there is a shared driveway leading to the SINGLE GARAGE. With metal up and over door, double glazed window and a personal door leading to the garden. Power and light. Adjoining the conservatory there is a patio with pathway leading to the garage door and the gardens are enclosed with wooden panel fencing, being mainly laid to lawn. There is a gated side access leading back to the driveway.

### Council Tax Band

We understand that this property is council tax band C

This information may have been obtained via [www.voa.gov.uk](http://www.voa.gov.uk) and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

### Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

### Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.



# Floor Plan



16 Tyson Way, Malvern

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

