



20 Tayson Way, Malvern, WR14 1UF

£275,000

A semi-detached property in a quiet crescent near to local shops and walking distance to a primary and secondary school. A full range of facilities including a mainline train station, Malvern Link common, a post office and two supermarkets is within a short distance.

The home offers accommodation comprising:- entrance hall, large lounge, kitchen, dining room, three bedrooms and a bathroom, large garden studio, large shed, gardens to front and rear plus off road parking. The property further benefits from gas central heating and double glazing and is offered for sale with no onward chain.



20, Tayson Way, Malvern, WR14 1UF

ENTRANCE

Opaque double glazed door with matching side window, opens to:

ENTRANCE HALL

With stairs to first floor, double radiator, hanging for coats, telephone point. Doors to:

LOUNGE 16'6" x 13'10" (5.04m x 4.23m)

Front aspect and side aspect double glazed windows, two double radiators, door to dining room.

KITCHEN 9'9" x 7'10" (2.98m x 2.41m)

Rear aspect double glazed window with view of the Hills, door to shelved larder cupboard, radiator. Kitchen units to eye and base level with single drainer sink unit, appliances include: electric cooker, slimline dishwasher, fridge freezer. Cupboard housing Worcester gas central heating boiler (installed 2017), tiled surround. Door to dining room.

DINING ROOM 16'6" x 8'3" (5.04m x 2.54m)

Rear aspect double glazed French doors to garden, matching side windows, laminate floor, double radiator, door to under stairs cupboard. Return door to Lounge.

FIRST FLOOR LANDING

Side aspect double glazed window, hatch to loft space, door to airing cupboard with hot water tank and shelving. Doors to:

BEDROOM ONE 15'0" x 8'10" (4.58m x 2.71m)

Front aspect double glazed window, radiator under, built in double cupboards with hanging and shelving.

BEDROOM TWO 10'6" x 7'4" (3.21m x 2.26m)

Front aspect double glazed window, radiator under.

BEDROOM THREE 10'11" x 8'3" (3.33m x 2.53m)

Rear aspect double glazed window with view of the hills, radiator.

BATHROOM

Rear aspect opaque double glazed window, radiator, WC, wash basin with cupboard under, bath with thermostatic shower over.



OUTSIDE

At the rear, patio adjoining the house and up to the shed, outside tap. Large shed with double doors and window to front aspect. Small area of lawn with mature flower beds at the border, steps up to the studio.

The front garden has a mature flower and shrub bed and off road parking.

GARDEN OFFICE/STUDIO 16'2" x 9'1" (4.94m x 2.78m)

Side aspect double glazed window, double glazed patio doors with adjacent windows, steps up, power and light, insulated.

DIRECTIONS

From the Malvern office of Allan Morris, turn left in the direction of Worcester. Proceed through the traffic lights at Link Top and take the left hand turn into Howsell Road, just after the fire station. Proceed over the mini roundabout and towards the Co-op. Take the right hand turning, just after the Co-op, into Greenfields Road. Bear left into Tayson Way and number 20 can be found on the right. To arrange a viewing or with any queries please call the Malvern Office on 01684 561411 or email malvern@allan-morris.co.uk





Tenure: Freehold

Fixtures and Fittings: Only those items referred to in these particulars are included in the sale price. Other items, such as curtains and blinds, may be available by separate arrangement

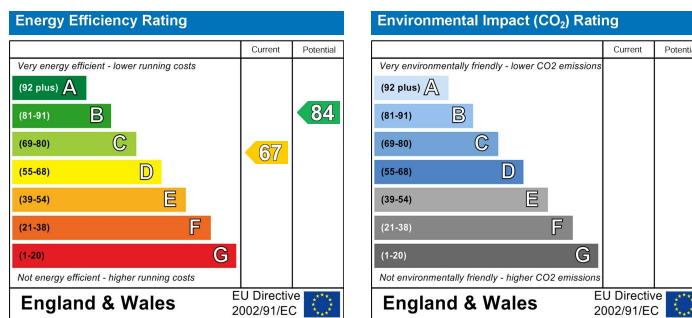
Services: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoings: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

Energy Performance Rating: Current: D67 Potential: B84

Transport Links: Malvern Link Railway Station: 0.7 miles

Schools Information: Local Education Authority: Worcestershire LA: 01905 822700



- Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:
- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
 - Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
 - No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
 - Rents quoted in these particulars may be subject to VAT in addition, and
 - Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars



Offices also at:

Worcester
Upton upon Severn

Droitwich
Persnore

Redditch
Kidderminster

Bromsgrove
Stourport on Severn

Barnt Green
Bewdley

Malvern
Mayfair London