



3 Hayslan Road, Malvern, WR14 2RD

£250,000

A well presented, detached bungalow in a convenient and central location with no onward chain. Comprising: entrance hallway, sitting room, conservatory, fitted kitchen with integrated appliances, three bedrooms and a newly fitted bathroom. The property has enclosed and flat front and rear gardens, off road parking for several cars, central heating with a 'Worcester' combi boiler, double glazing, replacement roofs. The property also enjoys a fine view of the Malvern Hills from the sitting room and conservatory, and is placed between Malvern Link, Barnards Green and Great Malvern for access to shops, amenities and transport links. **NO ONWARD CHAIN**



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ACCOMMODATION

UPVC front door with obscured glass into:

ENTRANCE HALL

Radiator, loft access, doors to bedrooms, bathroom, cloakroom and kitchen.

KITCHEN 13'1" x 9'1" (3.99m x 2.77m)

Side facing window, range of floor mounted and eye level units, stainless steel sink and drainer unit, integrated electric oven and four ring gas hob with glass splashback and extractor hood over, integrated fridge freezer, space and plumbing for washing machine, wall mounted Worcester Bosch boiler, spot lights, tile effect floor, door to living room, side facing opaque glazed doors to garden.

LIVING ROOM 13'1" x 9'1" (3.99m x 2.77m)

Side facing window with views of the Malvern Hills, radiator, pendant ceiling light, television point, part glazed uPVC door to conservatory.

CONSERVATORY 11'3" x 9'3" (3.43m x 2.82m)

Low brick wall and uPVC construction, French doors to garden, radiator, two wall lights, tile effect flooring, views of the Malvern Hills.

BEDROOM ONE 11'10" x 10'11" (3.61m x 3.33m)

Front facing window, radiator, television point, pendant ceiling light.

BEDROOM TWO 9'10" x 7'1" (3.00m x 2.18m)

Rear facing window, radiator, pendant ceiling light.

BEDROOM THREE 9'3" x 6'5" (2.84m x 1.96m)

Front facing window, radiator, pendant ceiling light.

BATHROOM

Side facing opaque window, panel bath with tiled splashback, vanity wash hand basin, WC, walk in tiled shower enclosure, chrome ladder style radiator, extractor fan, tile effect flooring.

CLOAKROOM

Side facing opaque window, WC, wall mounted wash hand basin, radiator.



OUTSIDE FRONT

Laid to lawn with low brick wall, gated pedestrian access and conifer planting. Double gated front access stone chipped driveway for several cars, enclosed timber panel fencing to both sides.

OUTSIDE REAR

Gated access to rear onto split level patio with large conifer planting, leading to a section of lawn at the rear of the Conservatory, further shrub planting and all enclosed by timber panel fencing, exterior power points and outside tap, outside security lighting.

DIRECTIONS

From our office in Great Malvern proceed down Church Street through the traffic lights and then turn left into Madresfield Road. Follow to the end and then turn left at the roundabout onto Pickersleigh Road. Follow until the traffic light junction, then turn left at the traffic lights into Hayslan Road where the property will be found on the left hand side, indicated by our for sale notice. For more details or to book a viewing, please call our Malvern office on 01684 561411.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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TENURE: We understand the property to be freehold but this point should be confirmed by your solicitor.

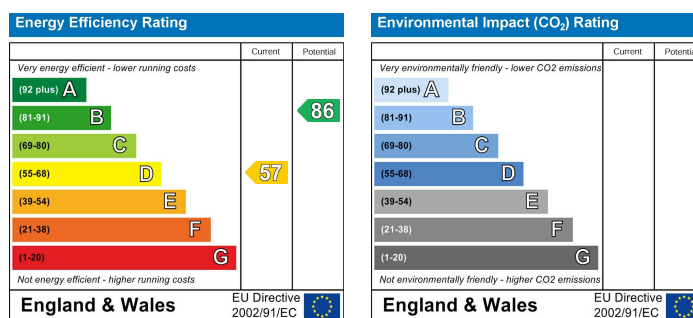
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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 RATINGS: Current: D57 Potential: B86

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 82270



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