



**64 Tennyson Drive, Malvern, WR14 2TQ**

**Price Guide £300,000**

A well maintained three bedroomed semi detached house in this popular residential location. In brief, the accommodation comprises: hallway, guest WC, living/dining room, fitted kitchen, three bedrooms and family bathroom. Complementing the accommodation is an enclosed and well stocked rear garden with greenhouse and good sized patio, garage and offroad parking. Within easy reach of local shops and facilities, we recommend early viewing to avoid disappointment. The house is offered in a 'No Chain Sale' situation.





# 64, Tennyson Drive, Malvern, WR14 2TQ

## ENTRANCE

Approached over tarmac drive to uPVC front door opening into:

## HALLWAY

Stairs to first floor, radiator, built-in cupboard, under stairs storage and door to:

## GUEST WC

Obscure double glazed window, hand basin inset into vanity unit, close coupled WC, shelving.

## LIVING/DINING ROOM 23'7" x 12'1" max narrowing to 8'5" (7.2m x 3.7m max narrowing to 2.59m)

Double glazed front facing bay window to the living room, feature Cotswold stone fireplace with wooden mantle, television point, radiators to both areas and rear facing double glazed window to dining area.

## KITCHEN 8'9" x 9'10" (2.69m x 3.02m)

Rear facing double glazed window and uPVC back door, serving hatch to dining area, matching range of wall and base units, Worcester central heating boiler, Bosch washing machine, electric Statesman cooker, under counter slimline fridge freezer, shelving and power points.

## FIRST FLOOR LANDING

Side facing uPVC window, radiator, access to loft space and built-in airing cupboard with radiator and shelves.

## BATHROOM 6'6" x 5'10" (2m x 1.8m)

Rear facing obscure double glazed window, panelled bath with shower over and glazed screen, pedestal hand basin, close coupled WC, medicine chest, radiator and shelving.

## BEDROOM ONE 12'1" x 12'5" (3.7m x 3.8m)

Rear facing double glazed window, range of built-in furniture, mirror and power points.

## BEDROOM TWO 11'4" x 8'5" (3.47m x 2.57m)

Front facing double glazed window with lovely views to the Hills, power points.

## BEDROOM THREE 8'2" x 6'7" (2.49m x 2.02m)

Front facing double glazed window with lovely Hill views, shelving, built-in cupboard over the stairs with hanging rails.

## GARAGE 17'7" x 9'1" (5.38m x 2.77m)

Brick construction with up and over door, eaves storage, shelving, power points, rear door and lighting.



## EXTERNALLY

The rear of the property has a good sized patio area and greenhouse plus external tap. The garden is enclosed and has a well stocked flower and shrub borders. It is essentially laid to lawn and has clearly been loved over the years. There is a wooden shed (in need of some repair) a pathway leads to a wrought iron gate past the rear garage door to the frontage.

## DIRECTIONS

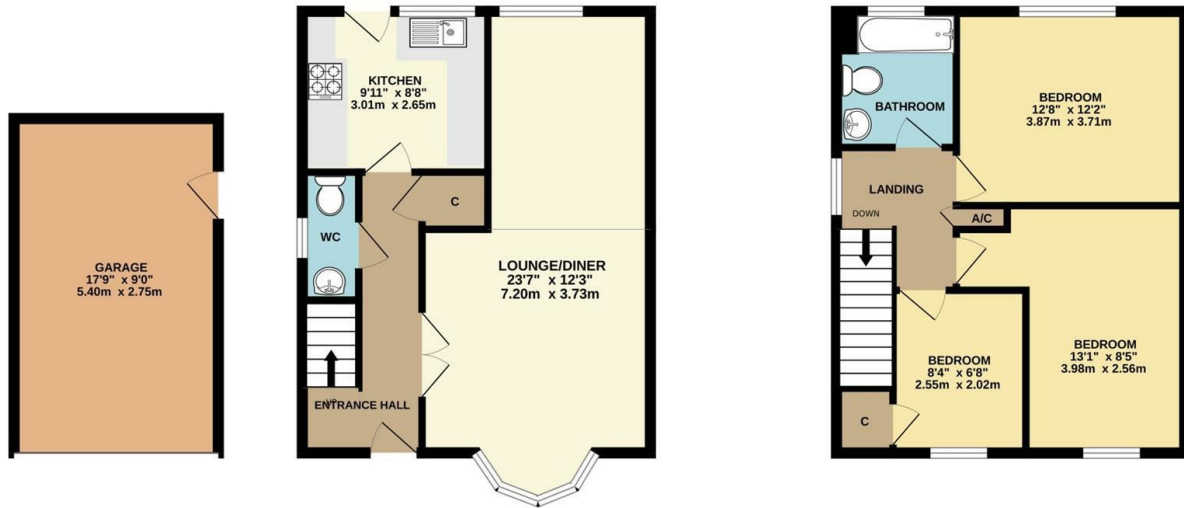
From the Allan Morris office proceed along Worcester road and turn left into Church Street, pass straight on through the traffic lights and take the left hand turn after a short distance into Albert Road North. Take the second turning on the right into Cockshot Road, Take the second turning on the right into Tennyson Drive and right again. The property will be found on the left hand side, as indicated by our For Sale board. For more details or to book a viewing, please call the Malvern office on 01684 561411.

## PROBATE

A sale can be agreed prior to the granting of Probate, but cannot exchange or complete. Probate is with the solicitors currently, but not been sent to the probate office. Timing to be advised.







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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**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.

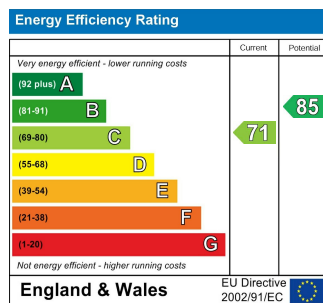
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: C71 Potential: B85

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

## EPC

## Material Information Report



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