



**17 Hayslan Road, Malvern, WR14 2RE**

**£275,000**

An extended, much improved and detached bungalow, situated in a quiet residential location. The bungalow comprises:- entrance hall, delightful open plan kitchen and living space with lantern skylight window and doors to rear garden, three bedrooms and a newly fitted shower room. Outside there is a driveway for off road parking for two cars to the front, The rear courtyard garden is laid to stone chippings for ease of maintenance. The property benefits from gas central heating and double glazing throughout. The property has been upgraded and ready to move into, offered with no onward chain. We highly recommend an early viewing to appreciate the location and light and airy accommodation on offer.



# 17, Hayslan Road, Malvern, Worcestershire, WR14 2RE

## LOCATION

Malvern is a thriving spa town well positioned for Worcester and Birmingham, with easy access to the motorway network and direct mainline trains to London. The Malvern Hills, an area of outstanding natural beauty are the dominant feature of the landscape. It is also a renowned cultural centre with an excellent theatre and cinema, leisure centre, swimming pool and several sports clubs. Malvern has very good shopping facilities, a Waitrose superstore is in the town centre and there are a wide range of independent retailers on a busy high street. More comprehensive facilities can be found in Cheltenham and the Cathedral city of Worcester, which caters for most needs.

## ENTRANCE

Path at side of property leads to composite front door with stained glass window, opening to:

## RECEPTION HALL

With one step up, double radiator, hatch to loft space which has a light and is boarded, doors to:

## OPEN PLAN KITCHEN LIVING SPACE

Beautiful open plan and light space. Dual aspect with side facing uPVC window and rear facing sliding patio door open to the garden. Central lantern skylight roof window, Range of fitted kitchen units with a wood effect worktop, inset stainless steel sink and drainer unit, electric oven and hob, integrated fridge freezer and dishwasher, extractor hood and glass splash back, cupboard housing wall mounted gas combi boiler, radiator, television and satellite tv points, continued wood effect flooring.

## BEDROOM ONE 13'9" x 12'5" (4.19m x 3.78m)

Front facing uPVC double glazed bay window, radiator, wood effect flooring.

## BEDROOM TWO 11'4" x 10'4" (3.45m x 3.15m)

Side aspect uPVC double glazed window, radiator, wood effect flooring.

## BEDROOM THREE 8'11" x 6'10" (2.72m x 2.08m)

Front facing uPVC double glazed window, radiator, wood effect flooring.

## SHOWER ROOM 6'11" x 4'11" (2.11m x 1.50m)

Side facing opaque double glazed window, double shower with rainfall and mixer attachments, glass splash screen, vanity unit with inset sink and low level WC, heated towel rail, extractor fan and spot lighting.

## FRONT GARDEN

Laid to stone chippings providing off road parking for two cars and a pathway to the front door and the rear, hedgerow to the front boundary and a garden of shrub and flowering planting.



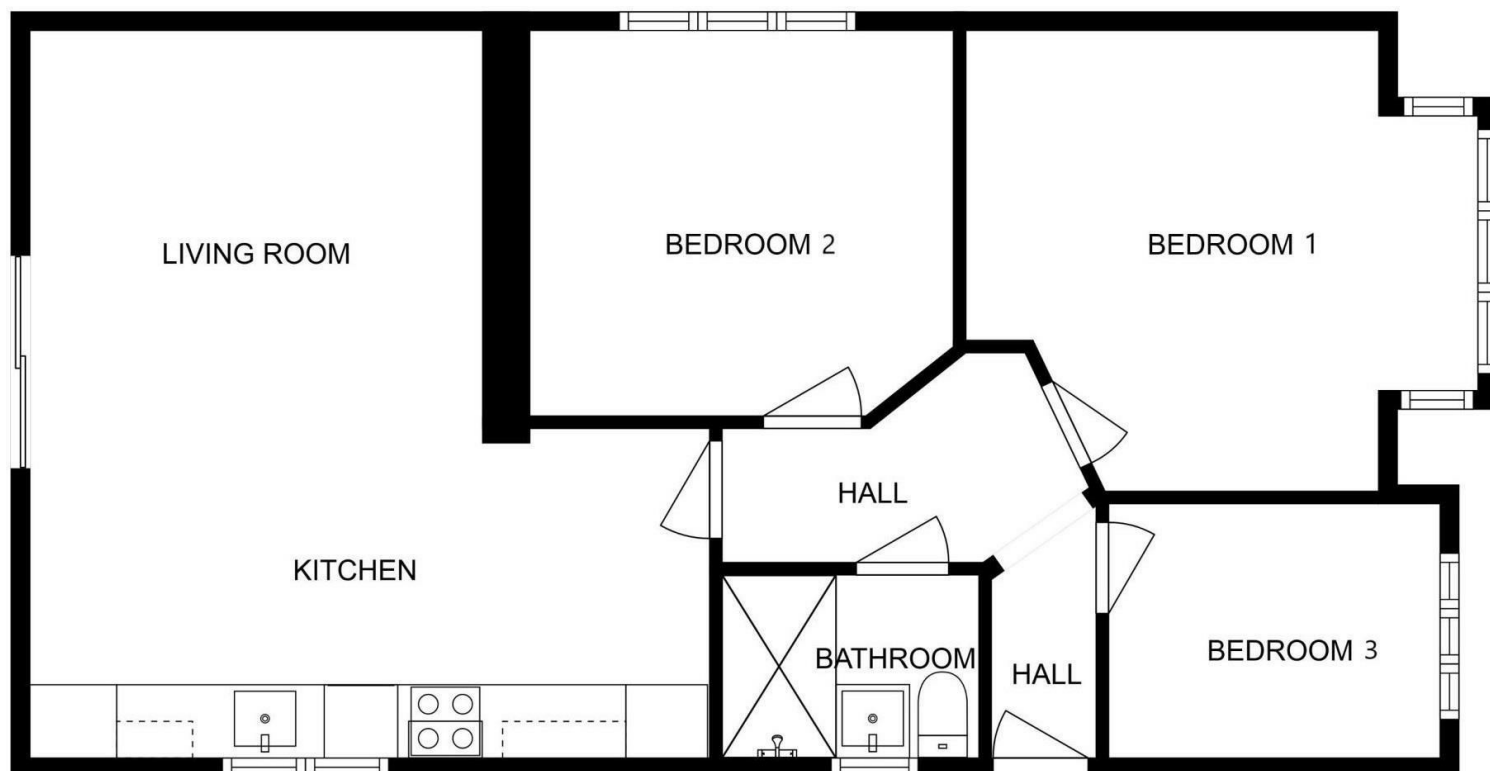
## REAR GARDEN

Low maintenance courtyard style garden, laid to stone chippings and enclosed by timber panel fencing, created a manageable space to sit and dine outside. pathway leads to the frontage

## DIRECTIONS

From the centre of Great Malvern proceed downhill along Church Street, straight across at the traffic lights. Turn second left after Manor Park Tennis Club in to Madresfield Road. At the mini traffic island, turn left onto Pickersleigh Road. At the traffic lights go forward and immediately left into Hayslan Road. No 17 is on the left, indicated by the For Sale sign. For more details or to arrange a viewing, please call out Malvern office on 01684 561411.





**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.

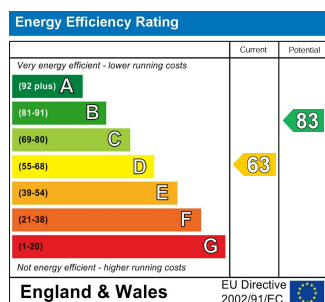
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: C

**ENERGY PERFORMANCE RATINGS:** Current: D63 Potential: B83

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

## EPC

## Material Information Report



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