



Connells

Tanhouse Lane
Malvern



Property Description

A spacious well-presented two bedroom bungalow with potential space for a third bedroom, situated in a popular location just a stone's throw away from the amenities of Malvern link! It has a stunning garden with views of the North hill making it the perfect space for entertaining. The accommodation is arranged over one floor to include; entrance hall, kitchen, dining room, living room, two double bedrooms and bathroom.

Location

Malvern Link hosts a range of shops and services including restaurants, hairdressing and beauty salons, furniture stores and petrol stations. Just a short distance away is the Malvern Retail Park, where famous stores including Marks and Spencer, Morrison's and Boots can be found.

Transport links are strong in Malvern Link with it having a mainline train station with direct routes to Worcester, Birmingham and London Paddington (to name a few). The main A449 road runs through the centre of Malvern Link and is the main route to take out of Malvern to approach the M5 motorway (J7) which is approximately 7 miles. This part of Malvern also benefits from having a good bus service.

Entrance Hall

Spacious hall comprising; wall mounted thermostat, two ceiling lights, radiator and access hatch to loft, the loft benefits from wooden cladding on the ceiling and walls. This space also houses a newly installed Worcester bosch combi boiler. Doors to all rooms.

Loft

Tanhouse Lane benefits from a spacious loft which has been fully boarded, and has wooden cladding on the walls and ceiling. The room is accessed via a pull down loft ladder and has power and light. Subject to relevant planning permissions this space would make a fantastic hobby room / bedroom!

Dining Room

12' 8" x 11' 6" (3.86m x 3.51m)
Front facing double glazed window with window seat, arch way leading to living room, feature fireplace with mantle, radiator and sockets.

Living Room

11' x 10' 11" (3.35m x 3.33m)
Double glazed bay window, carpet throughout, TV ariel points and sockets.

Kitchen

8' 4" x 15' 5" (2.54m x 4.70m)
A range of wall and floor mounted cupboard units with laminate worktop, space for electric oven, washing machine, dishwasher and full height fridge freezer. Window overlooking rear garden. Quarry tiled flooring, radiator.

Bedroom Two

9' 11" x 11' 1" (3.02m x 3.38m)
Side facing window, pendant ceiling light and radiator.

Bedroom One

11' 6" x 11' 1" (3.51m x 3.38m)
Font facing double glazed bay window with window seat and view benefiting from views towards the Malvern Hills, feature fireplace, radiator and ceiling light point.

Bathroom

White fitted bathroom suite comprising; low level WC, paneled bath with overhead shower, wash hand basin, ceiling light and radiator.

Outside Rear

To the rear of the property is a paved patio area and leads to a spacious lawn. The sunny garden also benefits from a large shed and outdoor tap.

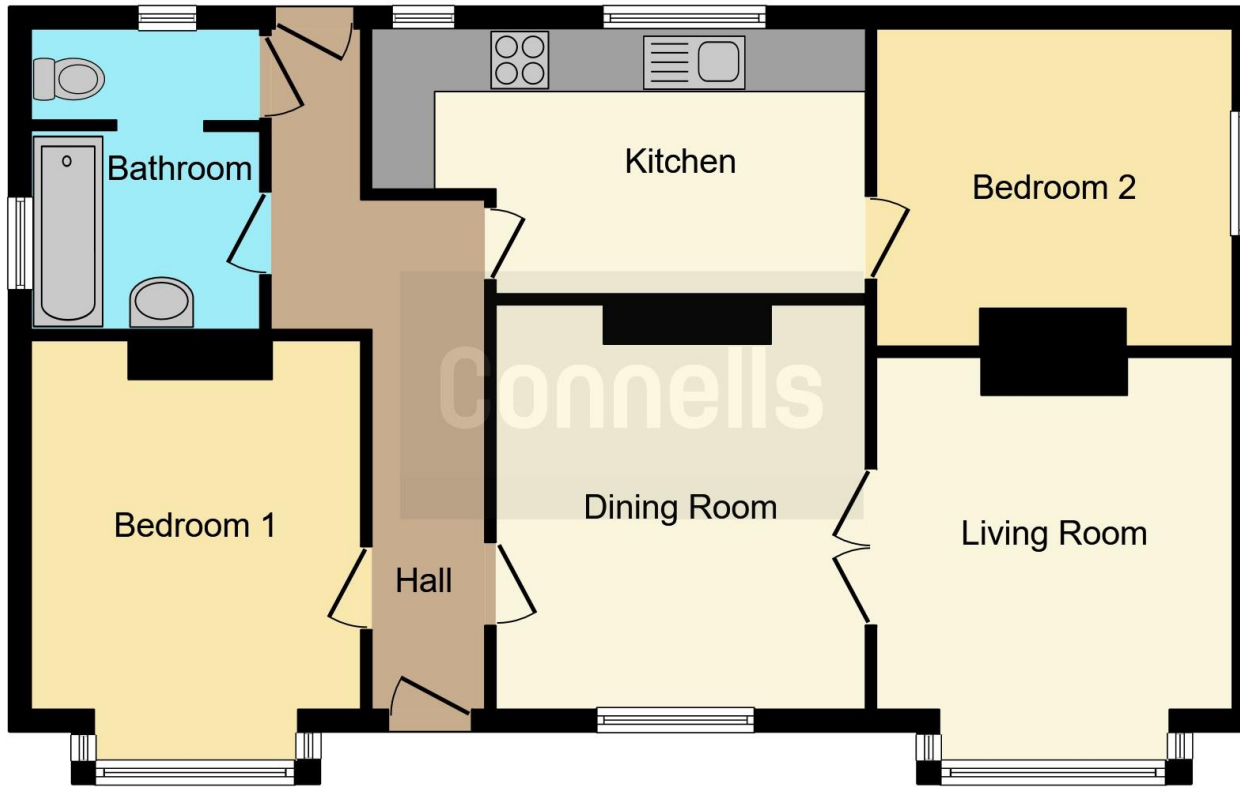
Outside Font

To the front of the property there is a gravelled drive providing off road parking for multiple vehicles, the property also benefits from side access.

Services

All mains services are connected to this property.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01684 892 282

E malvern@connells.co.uk

32 Church Street
MALVERN WR14 2AZ

EPC Rating: E

view this property online connells.co.uk/Property/MAL307309



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MAL307309 - 0010