



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

**Price Guide £350,000**

A beautifully refurbished semi detached house in this popular residential location. In brief, the accommodation comprises: hallway, guest WC, living/dining room open to newly fitted kitchen, three bedrooms and replacement bathroom. Complementing the accommodation is an enclosed and well stocked rear garden with greenhouse and good sized patio, garage and offroad parking. Re-decorated, new boiler and new flooring throughout, we recommend early viewing to avoid disappointment. The house is offered in a 'No Chain Sale' situation.





# 64, Tennyson Drive, Great Malvern, WR14 2TQ

## ENTRANCE

Approached over tarmac driveway and path to the uPVC front door opening into the:

## HALLWAY

Stairs leading to first floor, power point, radiator. Door to:

## GUEST WC

Obscure double glazed window, close coupled WC, hand basin in vanity unit, radiator, mirror, towel rail.

## LIVING/DINING ROOM

Front facing double glazed bay window with views up to the Hills, two radiators, plentiful power points, some with USB points, television point, rear facing double glazed patio doors and opening into:

## KITCHEN

Rear facing double glazed window, newly fitted kitchen, inset ceramic hob, cooker hood over, electric fan oven, cupboard housing the newly installed Worcester Bosch boiler, integral fridge and freezer, integral AEG dishwasher, Bosch washing machine, ample power points.

## FIRST FLOOR LANDING

Front facing double glazed window with views to the Hills, power points, radiator, access to loft space, airing cupboard with radiator and shelving, doors radiating off.

## BATHROOM

Obscure double glazed window, newly fitted vanity unit with hand basin, close coupled WC, panelled bath with shower over and glazed screen, ladder style radiator, alcove plumbed for washing machine and/or tumble dryer, power points.

## BEDROOM ONE

Rear facing double glazed window offering distant views over rooftops, radiator, power points some with USB ports, TV aerial.

## BEDROOM TWO

Front facing double glazed window with views up to the Hills, radiator, power points some with USB ports.

## BEDROOM THREE

Front facing double glazed window, radiator, power points, views of the Hills, useful storage cupboard over the stairs.

## GARAGE

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 pathway which leads past the rear garage door to a wrought iron gate opening 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. For more details or to book a viewing, please call the Malvern office on 01684 561411.





**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

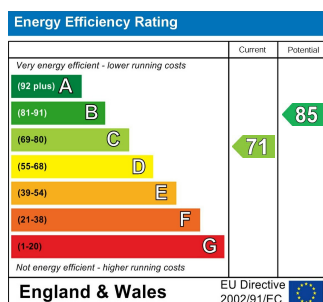
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: C71 Potential: B85

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



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