Allan Morris
estate agents

3/3a Worcester Road,
Great Malvern
WR14 4QY
01684 561411



26 Tennyson Drive, Malvern, WR14 2TQ

Price Guide £325,000

A well presented three bedroomed semi detached house which has been lovingly maintained. Sitting off the main through road in a small circular spur with a green, in brief, the accommodation comprises:
Hallway, guest wc, sitting/dining room, well appointed kitchen, three bedrooms, family bathroom, enclosed and well stocked rear garden, frontage with views to the Hills, garage en bloc to the rear. This house is offered in a 'NO CHAIN SALE' SITUATION. We highly recommend internal viewing to appreciate what is on offer.







www.allan-morris.co.uk
malvern@allan-morris.co.uk

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MAYFAIR OFFICE GROUP

26, Tennyson Drive, Malvern, WR14 2TQ











ENTRANCE
Approached over a path to the front, uPVC double glazed door with inset patterned window opening into the:

HALLWAY
Stairs leading to the first floor, understairs storage space, double doors with glazed panels opening to the living/dining room, cupboard housing the gas boiler operating the warm air heating system (downstairs heating) and door to:

GUEST WC
Obscure double glazed window, close coupled WC, pedestal hand basin and mirror.

KITCHEN
Rear facing double glazed window and double glazed back door, fully fitted with matching range of wall and base units, inset stainless steel sink unit, fitted gas central heating induction hob, with cooker hood over, built-in Bosch double oven and grill, display shelving, integrated fridge and freezer, pull-out larder cupboard, pull-out bin unit, integral Bosch washer/dryer.

LIVING/DINING ROOM
Front facing double glazed window with views across the green and up to the Hills. The living area narrows slightly to form a dining space with uPVC double glazed windows looking onto the rear garden.

LANDING
uPVC double glazed window, airing cupboard with insulated hot water cylinder and slat shelving, access to loft space - which is mainly boarded and has a light fitting (via cable onto the landing) plus the central heating boiler which controls the upstairs heating and hot water.

SHOWER ROOM
Recently refurbished with obscure double glazed window, complementary tiling to the floors and wall, glazed shower unit with fixed and mobile head shower, built-in WC and hand basin with cupboards and shelving, ladder style towel rail radiator.

BEDROOM ONE
Rear facing double glazed window, radiator, solid wood wardrobes with hanging rails and shelving.

BEDROOM TWO
Front facing double glazed window with views over the garden up to the Hills, radiator.

BEDROOM THREE
With front facing double glazed window, giving the views up to the Hills, radiator, built-in over the stairs cupboard with shelving.

EXTERNALLY
The rear garden has been lovingly designed and planted and is level and enclosed. A stone flagged patio area leads to the lawn with a pebbled border. There are large raised shrub beds, outside tap, shed with storage behind and a further seating area. The patio goes around the side of the house, giving access to the frontage via a high level wooden gate.

The front garden has a shrub border and lawn and walkway to the front door. Approached from the main part of Tennyson Drive there is a tarmac pathway. To the side of the garden is the parking area and the en-bloc garages, vehicular access is available back onto the road. The garage for No 26 is the second on the right hand side.

DIRECTIONS
Turn into Tennyson Drive and number 26 is on the right, at the bottom of the small crescent on the left. There is a wall plate (by a silver birch tree) indicating this pedestrian access to numbers 8 to 34. Parking is available on the main part of the road. On the main road proceed along Tennyson Drive bending to the right and the parking area and garage can be found up the drive just prior to number 46 on your right.











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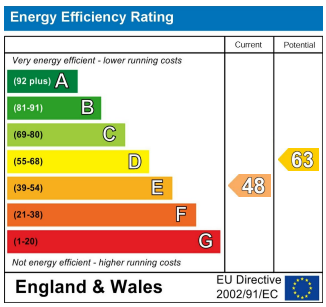
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

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