Denny & Salmond

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Residential Sales & Letting Agents

25 Tennyson Drive

Malvern, WR14 2TQ

Situated on the edge of Great Malvern, in a popular residential area, this detached family home is offered for sale with no onward chain. In brief the accommodation comprises, Entrance hall, dining room, living room, kitchen breakfast room and shower room. Whilst to the first floor are four bedrooms and a bathroom. With driveway parking, front and rear gardens, gas central heating and double glazing throughout. EPC Rating C

Guide Price £425,000

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Entrance Hall
A part glazed door opens into the Entrance Hall. With doors off to the Dining Room, Kitchen Breakfast Room, Shower Room and double doors open into the Living Room. With stairs rising to the First Floor, coving to ceiling and radiator.

Living Room
21'1" x 10'10" (6.45m x 3.31m)
From the Entrance Hall, double doors open into the Living Room. With an ornamental brick fireplace housing a gas fire (not connected) double glazed bay window to the front aspect overlooking the fore-garden and double glazed sliding doors to the rear aspect, providing access to the rear garden. Two radiators, coving to ceiling and wood effect flooring.

Dining Room
10'7" x 10'2" (3.24m x 3.1m)
Double glazed bay window to the front aspect. Coving to ceiling, wood effect flooring and radiator.

Shower Room
The Shower Room comprises a corner shower cubicle with mains shower, wall mounted wash hand basin and low-level WC. Wall mounted Baxi gas central heating boiler, radiator and obscure double glazed window to the rear aspect.

Kitchen Breakfast Room
10'9" x 10'7" (3.3m x 3.23m)
The Kitchen Breakfast Room is fitted with a range of blue high gloss base and eye level units with working surfaces. Composite sink unit with drainer and mixer tap, space and plumbing for a washing machine and space for a further undercounter appliance. Electric oven with four ring gas hob above and stainless steel splashback, wood effect flooring and chrome upright radiator. Double glazed window to the rear aspect overlooking the rear garden and a glazed door to the side aspect providing access to the side of the property and the Garage.

First Floor Landing
From the Entrance Hall, the staircase rises to the First Floor Landing. With doors off to all Bedrooms and Bathroom. Double glazed window to the front aspect, access to loft space via hatch and door to a storage cupboard housing slatted shelving.

Bedroom One
11'1" x 9'10" (3.4m x 3m)
Double glazed window to the front aspect, radiator and built-in full height wardrobes to one wall.

Bedroom Two
10'9" x 9'8" widening to 11'9" (3.3m x 2.95m widening to 3.6m)
Double glazed window to the front aspect, radiator.

Bedroom Three
9'10" x 8'10" widening to 11'1" (3m x 2.7m widening to 3.4m)
Double glazed window to the rear aspect overlooking the rear garden and providing views towards the Malvern Hills. Radiator.

Bedroom Four
8'10" x 8'10" (2.7m x 2.7m)
Double glazed window to the rear aspect overlooking the rear garden and providing views towards the Malvern Hills. Radiator

Bathroom
The Bathroom is fitted with a coloured suite comprising panelled bath with shower over, glazed screen and tiled walls. Vanity wash hand basin with cupboards below and low flush WC. Partially tiled walls, obscured double glazed window to the rear aspect and radiator.

Garage
17'0" x 8'4" (5.2m x 2.55m)
The Garage has an electric door to the front driveway parking, light and courtesy door to the rear garden.

Outside
To the front of the property is a small lawned fore-garden with ornamental shrub hedging, a block paved driveway leading to the single garage and gated access to the rear garden.

To the rear of the property is a block paved patio seating area adjoining the property with a view towards the Malvern Hills. A low brick retaining wall with step leads to the lawned garden flanked by well-stocked mature shrub beds.

The garden, which is enclosed by a combination of conifer hedging and timber fencing, has the benefit of outside water supply, timber shed and courtesy door to be garage. There is a further potting shed to the rear of the property.

Council Tax Band
We understand that this property is council tax band D.
This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Virtual Tour
A virtual tour is available on this property copy this URL into your browser bar on the internet - https://youtu.be/Oj6l-XnaMzU

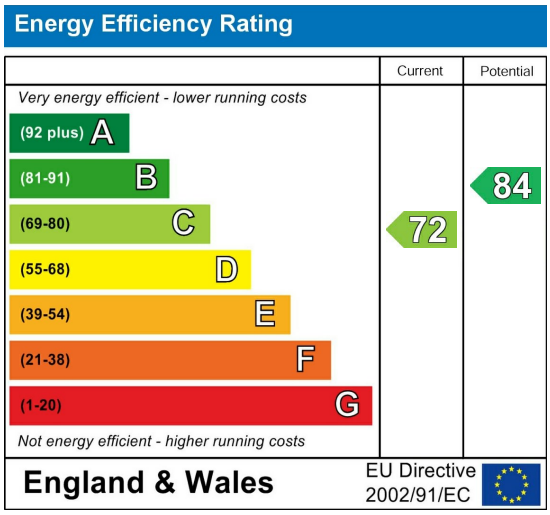
Freehold
Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Disclosure
Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Money Laundering Regulations
Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

Direction
From our Malvern office proceed down Church Street, through the traffic lights and left into Albert Park Road. Bear right into Cockshot Road and right into Tennyson Drive. The property will be located on the left.

Floor Plan



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