Allan Morris
estate agents

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

110 Tanhouse Lane, Malvern, WR14 1LG

Asking Price £450,000

A WELL PROPORTIONED DETACHED BUNGALOW WITH VERSATILE ACCOMMODATION ON TWO FLOORS, EXTENSIVE PARKING PLUS GARAGE AND LOW MAINTENANCE GARDENS.

The property is offered for sale with no onward chain and viewing is recommended to appreciate the space on offer. Briefly comprising:- porch and reception hall with storage cupboards, two double bedrooms, one with built in wardrobes, one with shower and fitted bedroom furniture, third bedroom currently used as an office, refitted shower room, L shaped lounge dining room, fitted kitchen with ample storage, plus large utility with cloakroom, garden room, loft room with velux windows, additional shower room. There is a garage, plenty of parking, a brick built workshop and gardens at front and rear designed for low maintenance.

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OFFICE GROUP

110, Tanhouse Lane, Malvern, WR14 1LG

PORCH
With double glazed window and door, tiled floor, power point and opaque uPVC door and window opening to:

RECEPTION HALL
With radiator with fretwork surround, stairs to loft room, built-in cloaks and storage cupboard, further built-in cupboard. Doors to:

BEDROOM ONE
Front and side aspect double glazed windows, radiator, built-in wardrobe with cupboard over.

BEDROOM THREE
Side aspect double glazed window, radiator, built-in wardrobe with cupboard over.

BEDROOM TWO
Rear aspect double glazed window, radiator, fitted bedroom furniture with wardrobe and drawer units, built-in shower enclosure with thermostatic shower with extractor fan.

SHOWER ROOM
Side aspect opaque double glazed window, heated towel rail, WC, large shower enclosure with thermostatic shower, wash basin with fitted cupboards surrounding, extractor fan, tiled floor.

L-SHAPED LOUNGE/DINING ROOM
Front and side aspect double glazed windows, three radiators, fireplace with living flame fire. Door to kitchen, bi-fold doors to garden room.

GARDEN ROOM
Solid roof with skylights, double patio doors to side and rear aspect double glazed windows, two radiators, tiled floor, return door to utility.

KITCHEN
Rear aspect double glazed window, radiator, double doors to airing cupboard with radiator and shelving, fitted kitchen units with one and a half bowl ceramic sink unit, mixer tap, four ring gas hob with filter hood over, double electric oven, space for fridge and freezer, door to:

UTILITY
Side aspect double glazed window, fitted units to eye and base level with one and a half bowl single drainer sink unit, plumbing for washing machine, space for further appliances, wall mounted Worcester gas central heating boiler, tiled floor. Door to:

WC
With side aspect double glazed window, WC, radiator.

LOFT ROOMS
Small landing with rear aspect velux window. Doors to:

ROOM ONE
Two rear aspect double glazed velux windows, two radiators.

SHOWER ROOM
Rear aspect double glazed velux window, WC, wash basin with cupboard under, shower enclosure with thermostatic shower. Door to storage and roof space.

GARDEN
At the front are landscaped raised beds, rockery inset with plants and shrubs, path to drive at the fore of the garage. Parking area to the side of the drive. Paved area to the side of the property and gate to rear garden. At the rear there is a patio, outside tap, step up to workshop, steps up to garden, further patio, hard landscaped, greenhouse, artificial lawn area , garden shed.

GARAGE
With front aspect, remote controlled, electric roller door, side aspect window, light and power.

DIRECTIONS
From our office proceed up Worcester Road towards Link Top. At the traffic lights turn left and then bear right towards Leigh Sinton along the Newtown Road, this then becomes Leigh Sinton Road. Continue along Leigh Sinton Road and after passing Dyson Perrins school on the right take the second right into Tanhouse Lane and number 110 can be found on the left hand side as indicated by the agents For Sale board.

what3words
///cakewalk.telephone.heartache

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Approximate total area(1)
161.9 m²

Reduced headroom
4.2 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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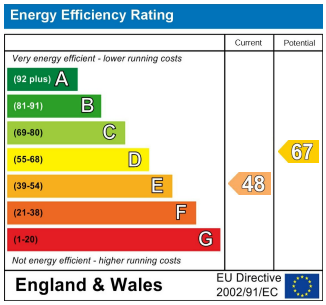
MAKING AN OFFER, At the point of making an offer, intending purchasers will be required to produce two pieces of identification documentation for each individual and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

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: E

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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