



**68 Tennyson Drive, Malvern, WR14 2TQ**

**£440,000**

A well presented four bedroom detached house with garage and parking, situated in a convenient location within easy reach of Great Malvern town centre and the facilities including the theatre, shops, schools, leisure centre, walks and railway links. The property offers spacious accommodation of over 1500 square feet and comprises: entrance hall, cloakroom, dual aspect generous sitting room, family room/large study, dining room, fitted kitchen, rear hallway with utility cupboard, main bedroom with fitted wardrobes and ensuite, three further bedrooms, main bathroom. Further benefits include: gas central heating, double glazing, detached single garage and driveway, front and rear gardens. Viewing is a must to appreciate the size and versatility of this home on offer.





# 68, Tennyson Drive, Malvern, WR14 2TQ

## ENTRANCE HALL

Accessed via part double glazed front door, ceiling light point, coving, radiator, stairs to first floor, doors to:

## SITTING ROOM 21'3" max x 18'0" max L shaped (6.5m max x 5.5m max L shaped )

Dual aspect with front facing double glazed oriel bay window and rear aspect double glazed window and door to rear garden, ceiling light points, coving, two radiators.

## CLOAKROOM 6'3" x 2'10" (1.91m x 0.87)

Ceiling light point, extractor, white suite comprising: pedestal hand basin, WC.

## REAR HALL 7'10" x 3'2" (2.40m x 0.97)

Double glazed door to rear garden, ceiling light point, fitted utility cupboard with space and plumbing for washing machine with tumble dryer over, radiator, wood plank effect floor, doors to:

## KITCHEN 9'9" x 9'1" (2.99m x 2.77m)

Rear aspect double glazed window, ceiling light point, fitted kitchen comprising: range of floor and wall mounted light grey units under a stone effect worktop, stainless steel gas hob with stainless steel extractor over, integral double oven, stainless steel one and a half bowl sink unit., space and plumbing for dishwasher, space for further appliances, wood plank effect floor.

## DINING ROOM 10'10" x 11'8" (3.32m x 3.57m)

Rear aspect double glazed window, ceiling light point, coving, radiator, built-in cupboard housing wall mounted gas boiler, wood laminate flooring. Door to:

## STUDY/FAMILY ROOM 9'10" x 11'8" (3.02m x 3.56m)

Front aspect double glazed window, newly installed fuse board, ceiling light point, coving, radiator, wood plank effect flooring.

## LANDING 2'10" x 14'0" (0.87m x 4.28m)

Ceiling light point, access to roof space, built-in airing cupboard containing hot water cylinder and slatted shelving. Doors to:

## BEDROOM ONE 15'6" x 11'9" (4.74m x 3.59m)

Front aspect double glazed with views to the Malvern Hills, ceiling light point, coving, wide range of fitted bedroom furniture to include: wardrobes and chest of drawers, radiator. Door to:

## ENSUITE 11'9" x 5'3" (3.60m x 1.61m)

Rear aspect obscure glass double glazed window, ceiling light point, coving, 'his and hers' basins with storage below and lights over, shaver socket, shower cubicle, radiator.

## BEDROOM TWO 9'11" x 13'4" (3.04m x 4.07m)

Front aspect double glazed window with views to the Malvern Hills, ceiling light point, wide range of built-in wardrobes with hanging rail and shelving, radiator.

## BEDROOM THREE 14'1" x 8'6" (4.3m x 2.61m)

Rear facing double glazed window with far reaching views over the Severn Valley, ceiling light point, radiator, wide range of fitted wardrobes with hanging rail and shelving.



**BEDROOM FOUR 9'11" x 7'6" (3.03m x 2.30m)**

Front aspect double glazed window with views to North Hill, ceiling light point, radiator.

**FAMILY BATHROOM 5'2" x 11'8" (1.60m x 3.58m)**

Rear aspect obscure glass double glazed window, ceiling light point, white suite comprising: panelled bath with Mira shower over, pedestal wash hand basin with push flush WC, radiator, wood plank effect flooring.

**GARAGE 17'3" x 9'1" (5.27m x 2.78m)**

Detached brick built garage, front aspect up and over style door, power and light, eaves storage, uPVC service door to rear.

**FRONT GARDEN**

Accessed from the road via a concrete forecourt providing parking and leading to the garage. A stone chipped drive to the side provides additional parking and leads to the front door. The garden sits behind a low maintenance conifer hedge, is mostly laid to lawn. There is gated access to the rear garden on the right hand side and further entry to the back via the left hand side.

**REAR GARDEN**

Accessed from the sitting room or the rear hall, doors open to a paved seating area providing plenty of space for a table and chairs and outside entertaining, this leads onto a formal lawn, mature shrub beds to the side and a rear decked area providing further space for table and chairs.

**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, as indicated by our For Sale board. For more details or to book a viewing, please call the Malvern office on 01684 561411.

**AGENT'S NOTE**

The property has historically had subsidence issues on two occasions. Remedial works were carried out and completed under insurance, and Certificates of Structural Adequacy provided to confirm this. (Copies available in the office) The insurer, NatWest has also confirmed that they will be happy to continue to insure the property under new ownership if required.

Details of claims: Spring 2024 minor subsidence occurred as a result of drain leakage at the rear of the property. In 2011 a claim was made as a result of leylandii hedging planted too close to the house by previous owners.



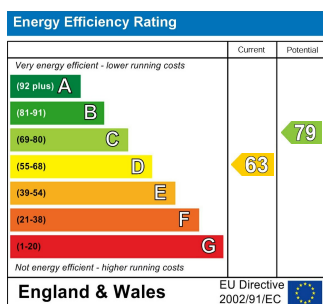




**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

## EPC

## Material Information Report



**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: TBC

**ENERGY PERFORMANCE RATINGS:** Current: D63 Potential: C79

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

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