



## 10 Hayslan Avenue, Malvern, WR14 2RF

**Guide Price £275,000**

Offering scope for refurbishment and further development, this detached bungalow is offered for sale with no onward chain and vacant possession. In brief, the property comprises entrance hall, living room with dining area, kitchen, three bedrooms and bathroom and enjoys fantastic, uninterrupted views towards the Malvern Hills from the rear. The property has an enclosed West facing rear garden and driveway parking.

Viewing is via the agent.

### **Entrance Porch**

A part glazed door leads into the enclosed Entrance Porch with further part glazed door into the Entrance Hall.

### **Entrance Hall**

Double radiator, doors to Living Room, three Bedrooms and Bathroom.

### **Living Room 12'0" x 10'7" (3.68 x 3.25)**

Living flame coal effect, gas fire inset to chimney breast with marble hearth and timber mantle. Shelving to chimney breast recesses, coving to ceiling, radiator, wall lights and squared opening to:

### **Dining Area 10'11" x 6'9" (3.33 x 2.08)**

Double glazed window to side and patio doors leading to the rear garden taking full advantage of an uninterrupted view towards the town of Malvern with the Malvern Hills behind. Radiator, coving to ceiling and multi paned door into the Kitchen.

### **Kitchen 11'8" x 10'10" (3.58 x 3.32)**

Fitted with base and eyelevel units with wood effect work surface, tiled splash back and one and a half bowl sink unit with mixer tap. Space for gas cooker, plumbing for washing machine and dishwasher, space for fridge freezer, breakfast bar, radiator, double glazed windows to side and rear. Folding door providing access into a storage cupboard housing gas central heating boiler and consumer unit.

### **Bedroom One 9'10" x 11'11" (3.01 x 3.65)**

Double glazed window to front, radiator and built-in full height wardrobes with over bed storage.

### **Bedroom Two 8'10" x 11'10" max (2.71 x 3.63 max)**

Double glazed window to front, radiator.

### **Bedroom Three 8'0" x 8'2" (2.44m x 2.51m)**

Double glazed window to side, built-in storage cupboards, radiator and coving to ceiling.

### **Bathroom**

The Bathroom is fitted with a white suite comprising paneled bath with mains shower over, pedestal wash hand basin, low level, WC, tiling to walls, radiator and obscure double glazed window to side.

### **Outside**

To the front of the property is a lawned fore garden planted with several mature shrubs and roses

enclosed by timber fencing and a driveway which provides off-road parking.

Gated access leads to the side of the property and the entrance porch. The pathway continues to the rear garden, which is primarily laid to lawn with a low brick retaining wall with shrub bed and ornamental garden pond. To the rear of the property is external lighting and water supply and several outbuildings, which provide ample storage and scope for potential development, subject to the required planning consents.

The garden is enclosed by timber fencing to all sides with gated access to the field beyond.

### **Council Tax Band**

We understand that this property is council tax band C

This information may have been obtained via [www.voa.gov.uk](http://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.

### **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.

### **Services**

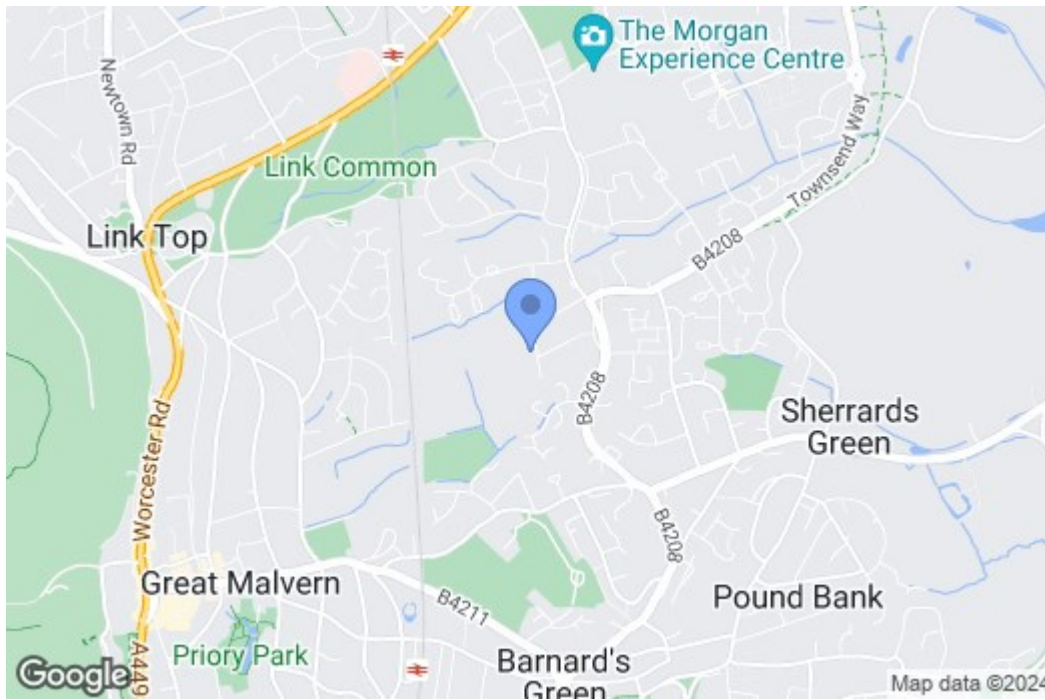
Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

# Floor Plan

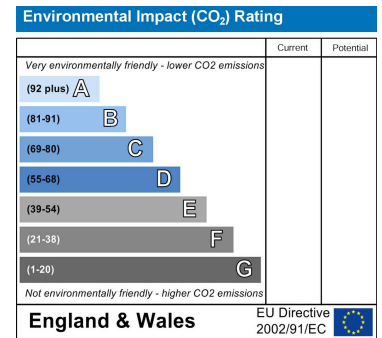
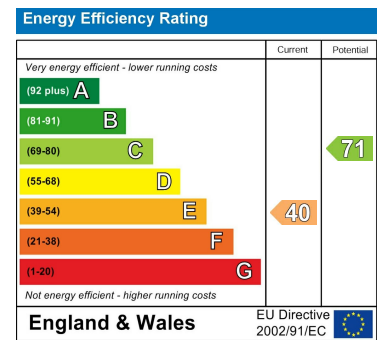


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# Area Map



# Energy Efficiency Graph



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