



# NEW 4 BEDROOM HOUSE

## 10 LAMBOURNE AVE

### MALVERN

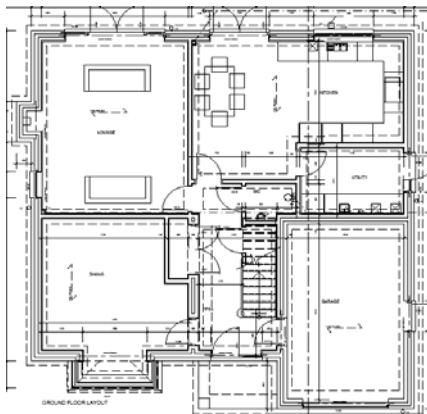
### WR14 1NL

#### Accommodation on 2 Floors

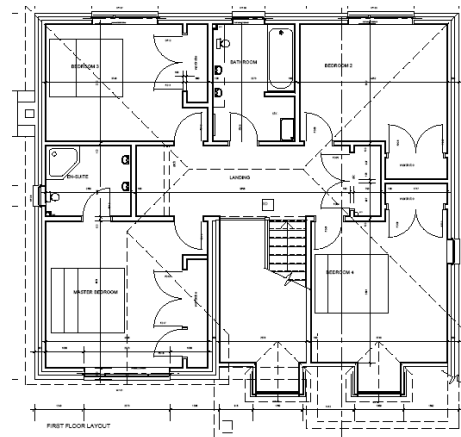
- Kitchen
- Breakfast Family room
- Utility
- Store Cupboards
- Lounge
- Dining room
- WC on ground floor
- Covered Porch
- 4 Double Bedrooms
- Family Bath room
- En-suite to Master bedroom
- Attic storage
- Large Single Integral Garage
- Off road parking 2 – 3 cars
- Lawned rear garden
- Patio
- Block paved drive
- Shrub borders to front garden



#### GROUND FLOOR



#### UPPER FLOOR



#### SPECIFICATION:

- Brick & Block construction with Tiled roof
- Energy Saving high specification Insulation to floor, walls and roof.
- Fully fitted Kitchen & fitted Utility room
- Appliances include: Electric double oven, Gas hob, Hood, American Fridge Freezer, Microwave, Dishwasher
- Under Floor Heating to ground floor, radiators first floor with High Efficiency Gas Boiler
- UPVC Double Glazed Windows
- Feature Gas Fire Living room
- 4 Double bedrooms all with Fitted Wardrobes
- Mains Pressure Hot & Cold water
- High specification Electrical Installation
- Intruder & Fire Alarm
- Tiled Bathroom & En-suite, Mains Pressure Showers, Fitted Vanity Units, Towel Rails
- Exposed Ash Staircase ready for carpeted treads
- Combination of Porcelain Tiled Floors and Wood Flooring to Ground Floor.
- Upper Floor ready to receive carpets or timber flooring.

**COMPLETION:**  
**SUMMER 2005**

**CONTACT:**

**ENVEX**  
**CONTRACTORS LTD**  
**Tel: 01905 371099**

**PRICE ON**  
**APPLICATION**