



Paddock Close, Pershore

Asking Price: £325,000

- Three double bedroom semi-detached home
- Lounge with bi-fold doors into the conservatory
- Fitted kitchen with integrated 'beko' oven and grill
- Family bathroom with four piece suite
- The third bedroom located on the second floor currently being used as an office space
- Rear south facing landscaped garden with planted borders
- Driveway for multiple vehicles and garage
- Popular residential location

**Nigel Poole
& Partners**

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Pershore

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****FAMILY HOME WITHIN A POPULAR RESIDENTIAL LOCATION IN PERSHORE TOWN CENTRE**** Entrance Hall; kitchen with integrated appliances and ample worktop space; generous lounge; bifold doors into the conservatory with sliding doors leading into the garden. On the first floor there are two double bedrooms the master benefitting from full length fitted wardrobes; all bedrooms benefit from wide picture windows letting in as much natural light as possible. The family bathroom has a four-piece suite and built in storage. There is a further set of stairs leading to the second-floor bedroom which is currently being used as an office/bedroom with under eaves loft space. The rear garden is landscaped with zoned areas and mature planted borders taking advantage of the south facing sun throughout the day. Garage and driveway for multiple vehicles. Conveniently located within easy walking distance into the pretty market town of Pershore which provides a range of great shopping and leisure facilities including a theatre. The area also offers a good selection of both state and independent schools, along with excellent transport links via Pershore and Worcestershire Parkway train stations, and easy access to the motorway network.

Front

Laid to lawn; gravelled areas. Driveway for multiple vehicles leading to the side door and garage. Wall light.

Entrance Hall

Double glazed obscure windows to the front aspect. Stairs rising to the first floor; spot light fitting; radiator; laminate flooring. Feature obscured glazed door leading to the front; doors leading to the kitchen; lounge; under stairs storage and pantry style cupboard.

Kitchen 12' 8" x 10' 0" (3.86m x 3.05m)

Double glazed windows to the front aspect. Obscure glazed door to the side aspect. Range of wall and base units surmounted with laminate worktop; single bowl drainboard sink with single lever mixer tap; tiled splash back; integrated 'beko' oven and grill with gas hob; space and plumbing for a dishwasher and washing machine. Spot light fitting; radiator; part tiled walls; tiled flooring. Door leading to the side of the property and the entrance hall.



Lounge 14' 0" x 17' 4" (4.26m x 5.28m)

Bi-fold doors leading to the conservatory. Feature fireplace; spot light fitting; radiators; laminate flooring. Door leading to the entrance hall.



Conservatory 8' 7" x 13' 9" (2.61m x 4.19m)

Glazed windows to the front and side aspect. Sliding door into the garden; bi fold doors into the lounge. Wall lights; radiator.

First Floor Landing 14' 1" x 6' 2" (4.29m x 1.88m)

Double glazed window to the front aspect. Spot light fitting; stairs rising to the second floor. Doors to bedrooms and bathroom.

Family Bathroom 6' 3" x 10' 8" (1.90m x 3.25m)

Obscure double-glazed window to the side aspect. Vanity hand wash basin with single lever mixer tap; low level w.c.; tiled alcove bathtub with mixer tap; mains fed shower cubicle with glass screen door and overhead rainfall effect shower head. Central heated ladder rail; ventilation; fitted storage. Tiled walls and flooring; spotlight fitting. Door leading to the landing.

Bedroom One 9' 3" x 15' 2" (2.82m x 4.62m)

Double glazed window to the rear aspect. Spotlight fitting; bespoke fitted wardrobes; radiators; space for a super king bed. Door leading to the landing.



Bedroom Two 8' 1" x 10' 9" (2.46m x 3.27m)

Double glazed window to the front aspect. Spot light fitting; radiator. Door leading to the landing.

Bedroom Three 11' 4" x 16' 5" (3.45m x 5.00m)

Accessed via door from first floor landing and stairs. Double glazed windows to the front aspect. Spotlight fitting; radiator; under eaves loft space accessed by two cupboard doors. Currently being used as an office/bedroom.

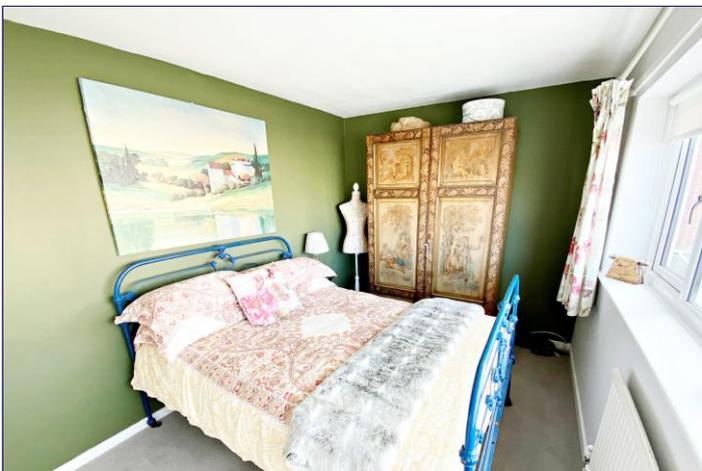


South Facing Rear Garden

Landscaped with laid to lawn; patio and gravelled seating areas taking advantage of the sun all day. Mature planted borders with wooden shed; access to the garage; wall light.

Garage 19' 9" x 9' 0" (6.02m x 2.74m)

Up and over door. Light and power.



Tenure: Freehold

Council Tax Band: C

Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1HJ

About Pershore

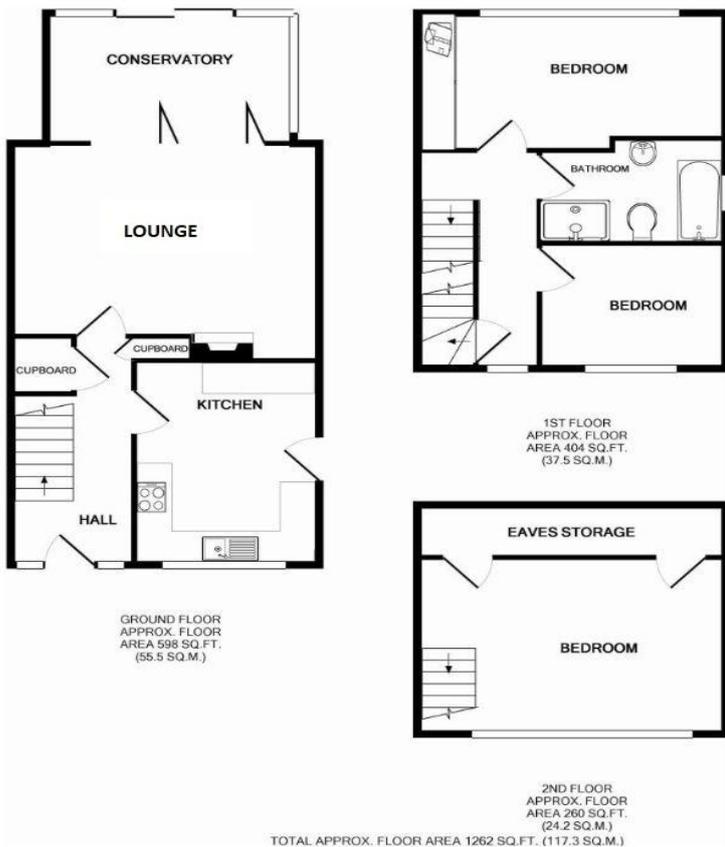
Pershore is renowned for its outstanding Georgian buildings and the beautiful Pershore Abbey and Abbey park. The town's tranquillity is helped by being surrounded by beautiful countryside and picturesque villages – including the wonderful Avon Meadow Community Wetlands – and is a haven for cyclists and ramblers. Pershore is a town renowned for its independent shops which offer the discerning shopper an extensive range of purchases. There are also many specialist shops, welcoming pubs and restaurants, along with the monthly 'Broad Street market.' During August visitors will be able to purchase the town's most famous fruit – the Pershore plum – that is also celebrated during a month-long award-winning festival.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.

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N446 Ravensworth 01670 713330

