



# Hollyblue Close, Drakes Broughton

Fixed Price £106,000 40% shared ownership

- Two double bedroom end terrace home
- Fitted kitchen with integrated oven and hob
- Lounge/ dining room with French doors to the rear garden
- Low maintenance rear garden with AstroTurf lawn and patio seating area
- Family bathroom with shower over
- Driveway for two vehicles with EV charge point
- 40% shared ownership - ideal for first time buyers
- Popular residential location

Nigel Poole  
& Partners

# Hollyblue Close

Drakes Broughton

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**\*\*40% SHARED OWNERSHIP HOME - IDEAL FOR FIRST TIME BUYERS\*\*** Entrance hall; kitchen with integrated oven and hob; lounge/ dining room with French doors to the rear garden; cloakroom; two double bedrooms and family bathroom. Low maintenance rear garden with AstroTurf lawn and patio seating area. Driveway to the front of the property for at least two vehicles with EV Charge point. Located in the thriving communal village with amenities including a first & middle school (which feeds Pershore High School), church, village hall, two public houses and shops including a general store, hairdressers, pet shop and fish and chip takeaway. The new train station of Worcestershire Parkway at Norton is located approx. 5-minute drive from the village and has direct links to Birmingham, London and Cheltenham.

## Front

Block paved driveway for two vehicles with EV Charge point. Planted borders with mature plants; path to the front door.

## Entrance Hall

Door to the kitchen, lounge and cloakroom; stairs rising to the first floor. Pendant light fitting, wood effect flooring.

## Kitchen 11' 2" x 6' 7" (3.40m x 2.01m)

Double glazed window to the front aspect. A range of wall and base units surmounted by worktop and upstand. Integrated electric oven and gas hob with extractor over. Space and plumbing for a fridge/freezer and washing machine. Pendant light fitting; radiator, wood effect flooring.



## Lounge/ Dining Room 17' 7" x 13' 7" (5.36m x 4.14m)

Double glazed French doors and side panels to the rear aspect into the garden. Under stairs storage cupboard; pendant light fitting; wood effect flooring.

## Cloakroom 5' 4" x 2' 9" (1.62m x 0.84m)

Obscure double glazed window to the front aspect. Pedestal hand wash basin with mixer tap and tiled splash back; low level w.c. Pendant light fitting; radiator; wood effect flooring.

## Bedroom One 10' 2" x 11' 7" (3.10m x 3.53m)

(With the addition of approx. 2 feet of wardrobe space) Double glazed window to the rear aspect. Pendant light fitting; radiator.



## Bedroom Two 13' 7" x 11' 2" (4.14m x 3.40m) Max

Two double glazed windows to the front aspect. Storage cupboard with hanging rail. Pendant light fitting; radiator.

## Bathroom 6' 5" x 5' 4" (1.95m x 1.62m)

Panelled bath with mains fed mixer shower over and glass screen; pedestal hand wash basin with mixer tap; low level w.c. Part tiled walls; pendant light fitting; extractor fan; central heated ladder rail; wood effect flooring.

## Landing

Doors to the bedrooms and bathroom; storage cupboard currently housing a tumble dryer; access to the loft.

## Garden

Low maintenance garden with AstroTurf lawn; patio seating area; gated access to the side; outside watering tap.



## Tenure: Leasehold

## Additional Information

Ground rent payable to Citizen Housing £479.91 per month which includes the service charge.

The solar panels were installed in 2019 but are not connected.

## 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 2BW



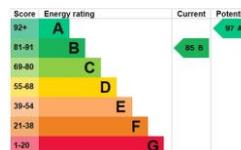
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Floor plan to follow



### MISREPRESENTATION ACT 1991

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