



Choules Close, Pershore

Asking Price: £230,000

- Two bedroom mid terrace house in an idyllic location
- Lounge with dining area
- Kitchen with integrated appliances
- Double bedrooms both with en suites
- Downstairs w.c
- Off road parking for two vehicles
- Enclosed rear garden with a back gate
- Close proximity to Pershore Town Centre

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Choules Close

Pershore

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**** TWO BEDROOM MID TERRACED HOUSE IN AN IDYLIC LOCATION**** A light and airy two bedroom mid terrace house located on a private road with off road parking. Entrance hall; lounge/dining room; kitchen with integrated appliances and extractor; ground floor cloakroom; two double bedrooms both with en suites on the first floor. Enclosed rear garden.

Front

Mid terraced two-bedroom property with off road parking for two vehicles.

Entrance Hall

Entrance door to the front aspect. Stairs rising to the first floor. Under stairs storage cupboard with space and plumbing for a washer dryer. Cloakroom. Open plan into the kitchen. Door into downstairs w.c. Built in dog/ cat house. Radiator. Vinyl flooring.

W.C. 5' 2" x 3' 7" (1.57m x 1.09m)

Pedestal wash hand basin. Low level w.c. Radiator. Vinyl flooring.



Kitchen 7' 5" x 6' 2" (2.26m x 1.88m)

Double glazed window to the front aspect. Range of wall and base units surmounted by work surface. Integrated appliances including fridge freezer, oven, micro oven, extractor hood and a four ring gas hob. One and a half bowl sink and drainer. Vinyl flooring.

Lounge 13' 4" x 12' 8" (4.06m x 3.86m)

Double glazed sliding doors with side windows looking out to the rear garden. Television and telephone aerial point. Space for a dining table. Radiator.



Landing

Access into the loft which is part boarded. Doors leading off. Cupboard housing the boiler. Radiator.

Bedroom One 8' 11" x 8' 9" (2.72m x 2.66m)

Double glazed window to the rear aspect. Fitted wardrobes. En suite. Radiator.

En Suite 8' 10" x 3' 5" (2.69m x 1.04m)

Pedestal wash hand basin. Low level w.c. Shower cubicle. Shaver point. Heated towel rail. Extractor hood. Vinyl flooring.



Bedroom Two 12' 7" max x 8' 1" (3.83m x 2.46m)

Double glazed window to the front aspect. Airing cupboard. En suite. Radiator.

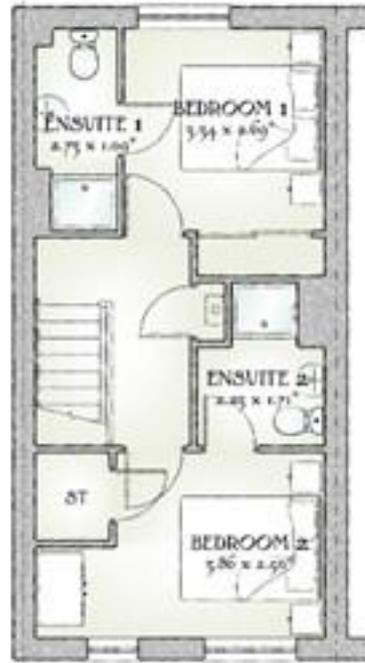
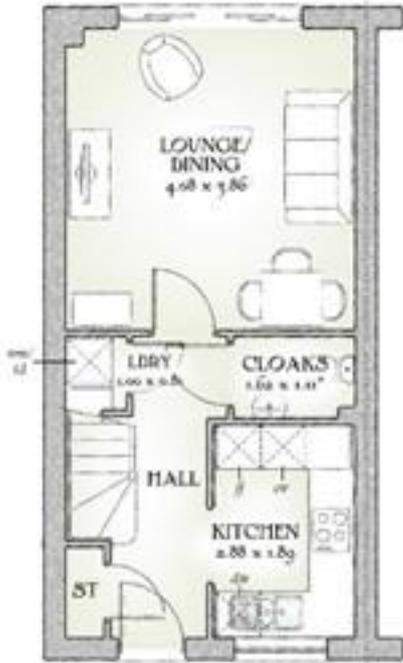
En Suite 7' 2" x 5' 6" (2.18m x 1.68m)

Pedestal wash hand basin. Low level w.c. Shower cubicle. Shaver point. Heated towel rail. Extractor hood. Vinyl flooring.



Garden

Enclosed rear garden with a laid lawn. Patio area. Wooden storage shed. Back gate leading round to the front of the property for the bins.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	63 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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