



Moorcroft Fields, Drakes Broughton

Fixed Price: £257,250 70% Share of the market value

- A spacious three bedroom detached family home
- Kitchen/ dining room with door to the rear garden
- Dual aspect lounge with feature fireplace
- South Westerly facing rear garden
- Main bedroom with built in wardrobes
- Family bathroom with bath and shower over
- Driveway for two vehicles
- Energy rated B- exceptional energy efficiency
- The price represents 70% of the open market value. There is no further rent payment and ownership is 100%
- Bovis Home built in 2019 and still benefits from the NHBC Warranty

**Nigel Poole
& Partners**

Moorcroft Fields

Drakes Broughton

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****100% OWNERSHIP HOME AT 70% MARKET VALUE WITH NO RENT PAYABLE ON THE REMAINING 30% - IDEAL FOR FIRST TIME BUYERS**** Moorcroft Fields is a Bovis Home built in 2019 and still benefits from the NHBC Warranty. Entrance hall with storage and cloakroom; dual aspect lounge with feature fireplace; kitchen/ dining room with integrated appliances and door to the South Westerly facing rear garden. On the first floor there are three bedrooms, the main bedroom benefitting from built in wardrobes, and a family bathroom. The outside space in low maintenance with patio seating area and astro turfed lawn. Located in a 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

Low maintenance frontage with gravel and bedding plants; path to the front door; tandem parking for two vehicles; gated access to the rear.

Entrance Hall 12' 8" x 6' 2" (3.86m x 1.88m)

Doors to the lounge and cloakroom; stairs rising to the first floor with under stairs storage cupboard; pendant light fitting; radiator; wood effect flooring.

Kitchen/ Dining Room 16' 9" x 9' 5" (5.10m x 2.87m)

Double glazed window and composite door to the rear aspect, into the garden. A range of wall and base units surmounted with worktop; stainless steel one and a half bowl sink with drainer and mixer tap; tiled splash back; Integrated 'Hotpoint' electric oven and gas hob with extractor fan over; American style fridge/ freezer; space and plumbing for a washing machine. Wall mounted gas fired 'Potterton' boiler. Pendant light fittings; radiator; wood effect floor.



Lounge 16' 5" x 9' 5" (5.00m x 2.87m)

Dual aspect double glazed windows to the front and side aspect; feature fireplace; pendant light fitting; radiator; wood effect flooring.



Cloakroom 6' 9" x 4' 2" (2.06m x 1.27m)

Vanity hand wash basin with mixer tap and tiled splashback; low level w.c. Pendant light fitting; extractor fan; central heated ladder rail; wood effect flooring.

Landing

Doors to the bedrooms; bathroom and airing cupboard. Access to the loft, which has a light. Pendant light fitting.

Bedroom One 13' 4" x 9' 9" (4.06m x 2.97m)

Double glazed window to the rear aspect. Built in wardrobes with hanging rail and shelving. Pendant light fitting; radiator.



Bedroom Two 11' 9" x 9' 8" (3.58m x 2.94m)

Dual aspect double glazed windows to the front and side aspect. Pendant light fitting; radiator.



Bedroom Three 9' 3" x 6' 8" (2.82m x 2.03m)

Double glazed window to the rear aspect. Pendant light fitting; radiator.

Family Bathroom 6' 7" x 6' 6" (2.01m x 1.98m)

Obscure double glazed window to the front aspect. Vanity hand wash basin with mixer tap and low level w.c. Panelled bath with mixer tap and shower over with hose attachment; glass screen. Part tiled walls; shaver point; pendant light fitting; central heated ladder rail; wood effect flooring.

South-Westerly Rear Garden

Patio seating area with step up to the AstroTurf laid lawn; path to the timber shed and gated access to the driveway; outside watering tap.

Additional information

The price represents 70% of the open market value. There is no further rent payment and ownership is 100%. The property was built and sold at a discount under the 106 agreement with Wychavon District and will always have to be sold in the future on this basis. Ground maintenance is payable to Trinity at approx. £160 every three months. Moorcroft Fields is a Bovis Home built in 2019 and still benefits from the NHBC Warranty.



Tenue: Freehold

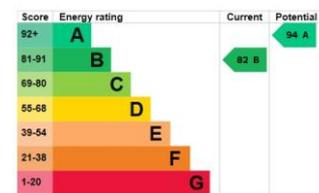
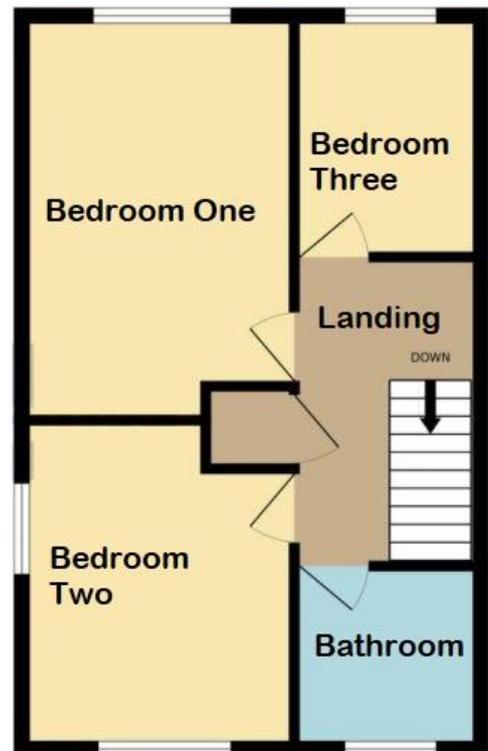
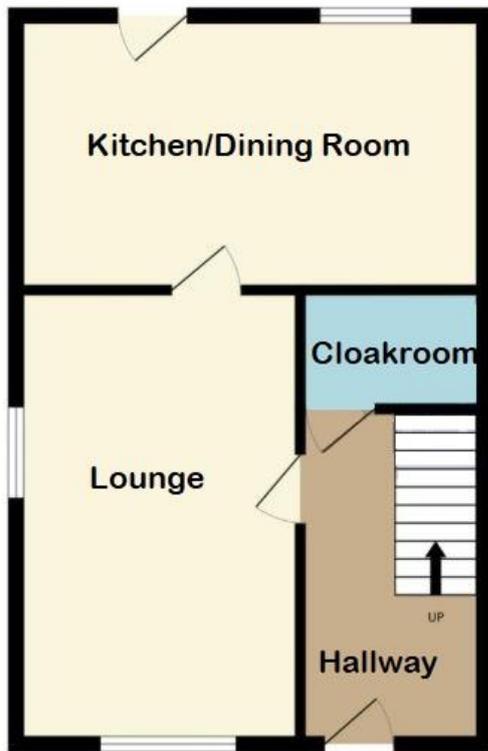
Council Tax Band: D

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 2FY

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