



Ashdale Avenue, Pershore

Asking Price: £270,000

- Three bedroom detached home in a sought after residential location
- Superb far reaching rear views
- Lounge with archway into dining room
- Kitchen
- Good sized conservatory
- Bathroom and ground floor w.c.
- Tiered rear garden
- Driveway with parking and garage
- Quiet no through road within walking distance of town centre

**Nigel Poole
& Partners**

Ashdale Avenue

Pershire

£270,000

****THREE BEDROOM DETACHED HOUSE WITH FAR REACHING REAR VIEWS**** Entrance hall with w.c.; lounge with bow window and fireplace with living flame gas fire open plan into dining room - which has a sliding patio door into the good sized conservatory; kitchen with far reaching views; three bedrooms and family bathroom on the first floor. Tiered rear garden. Garage and driveway with parking. Quiet no through road within walking distance of the town centre.

Front

The front garden is laid to lawn with planted beds and borders. A tarmac drive provides tandem parking and leads to the entrance door and garage

Entrance Hall

Double glazed decorative entrance door with obscure side panel. Stairs rising to the first floor with storage cupboard below. Laminate wood flooring. Radiator.

Lounge 13' 0" x 12' 3" (3.96m x 3.73m)

Double glazed bow window to the front aspect. Living flame gas fire with wooden surround and marble hearth. Television aerial point. Radiator. Archway into dining room.



Dining Room 8' 10" x 8' 4" (2.69m x 2.54m)

Double glazed sliding door into the conservatory. Radiator. Door into kitchen. Archway into lounge.

Kitchen 9' 9" x 8' 11" (2.97m x 2.72m)

Double glazed window to the rear into the conservatory. Far reaching countryside views. Range of wall and base units surmounted by work surface. Sink and drainer with mixer tap. Space for free standing cooker with extractor. Space and plumbing for washing machine. Tiled splash backs. Doors into conservatory, dining room and entrance hall.



Conservatory 16' 11" x 9' 9" (5.15m x 2.97m)

Being of brick and double glazed upvc construction with French doors into the garden. Laminate wood flooring. Wall mounted electric heater. Television aerial point.

W.C.

Obscure double glazed window to the side aspect. Low flush w.c. Wash hand basin. Tiled splash backs and floor.

Landing

Double glazed window to the side aspect. Doors leading off.

Bedroom One 12' 10" x 10' 9" (3.91m x 3.27m)

Double glazed window to the front aspect. Television aerial point. Radiator.



Bedroom Two 12' 5" max x 9' 5" (3.78m x 2.87m)

Double glazed window to the rear aspect with far reaching views. Built in cupboard with shelf and Worcester gas-fired combination boiler. Television aerial point. Radiator.

Bedroom Three 10' 1" x 7' 8" (3.07m x 2.34m)

Double glazed window to the front aspect. Storage cupboard over stair well. Television aerial point. Radiator.

Bathroom 8' 1" max x 5' 7" (2.46m x 1.70m)

Obscure double glazed window to the rear aspect. Panelled bath with mains fed shower. Pedestal wash hand basin. Low flush w.c. Radiator.



Rear Garden

The enclosed rear garden is tiered with far reaching views. Decked seating area with steps down to a lawn with borders (with slate chippings). Further steps down to a hard landscaped patio area.



Garage15' 9" x 8' 7" (4.80m x 2.61m)

With up and over door to the front. Double glazed window and door to the rear. Power.

Tenure: Freehold

Council Tax Band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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