



Lower End Bricklehampton

Offers in Excess of: £280,000

- Three bedroom semi-detached house
- Superb views over open countryside to Bredon Hill
- Well established garden
- Off road parking
- In need of modernisation
- Sought after village location
- NO CHAIN

Nigel Poole
& Partners

Lower End

Bricklehampton

Offers in Excess of: £280,000

****THREE BEDROOM 1930's SEMI-DETACHED PROPERTY WITH SUPERB VIEWS OVER OPEN COUNTRYSIDE TO BREDON HILL**** A rare opportunity to purchase a semi-detached house (which is in need of modernisation and possibly extension subject to the required planning consents) on the edge of the village of Bricklehampton, a small hamlet lying between Elmley Castle and Little Comberton. The village itself has a church and is in the catchment area for Bredon Hill Middle School and Prince Henry's High School. Elmley Castle has a church, a public house, a village hall, and a first school. The property is only a 5 min drive from Pershore, 10 mins to Evesham and 15 mins to the Worcestershire Parkway train station. NO ONWARD CHAIN.

Front

Driveway and access to the rear garden.

Entrance Hall

Doors to the kitchen and bathroom. Stairs rising to the first floor. Radiator.

Bathroom 7' 7" x 7' 0" (2.31m x 2.13m)

Obscure double glazed window to the front aspect. Panelled bath, wash hand basin and low flush w.c. Radiator.

Breakfast Kitchen 12' 5" x 10' 9" (3.78m x 3.27m)

Double glazed window to the rear aspect. Stainless steel sink and drainer. Door to the rear porch leading to the garden.

Living Room 17' 0" x 10' 9" (5.18m x 3.27m)

Double glazed windows to the front and rear. Radiator. Door to the kitchen.

Landing

Double glazed window to the rear aspect. Doors to the bedrooms.

Bedroom One 14' 9" x 9' 3" (4.49m x 2.82m)

Double glazed window to the front and rear. Radiator. Airing cupboard housing the hot water tank.

Bedroom Two 11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window to the front aspect. Radiator.

Bedroom Three 7' 9" x 6' 7" (2.36m x 2.01m)

Double glazed window to the rear aspect. Access to the loft. Radiator.

Garden

Superb garden with far reaching countryside views. Laid to lawn with established planting. Brick built storage. Greenhouse.



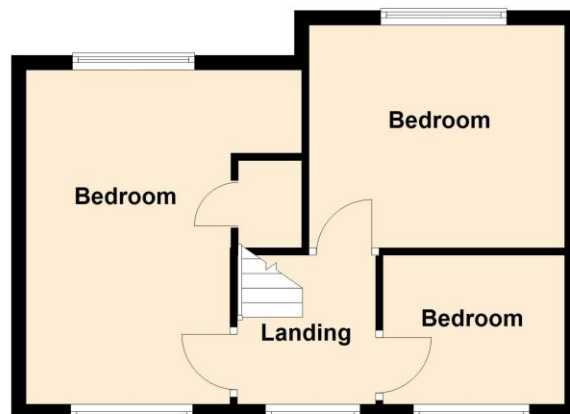
23 High Street, Pershore WR10 1AA

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 3HL





Total area: approx. 80.4 sq. metres (864.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	44 E	
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

rightmove.co.uk
The UK's number one property website