



Westcott Way, Pershore

Asking Price: £200,000

- Two Double Bedrooms
- Living Room with useful storage cupboard
- Kitchen with Dining Area
- First Floor Bathroom and Ground Floor W/c
- Good Sized Rear Garden
- Ample Driveway to the Side
- OFFERED WITH NO UPWARD CHAIN
- NHBS Warranty still valid

**Nigel Poole
& Partners**

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A very well presented property, located in the historic market town of Pershore, offering easy access to the Town Centre, local schools and public transport. Constructed by one of the UK's most successful house builders, this property offers entrance hallway, downstairs cloakroom, fitted kitchen with a range of modern wall and base units with built in oven, gas hob with extractor over. There is also space for fridge freezer, and space and plumbing for washing machine. French doors lead to a charming garden with patio & timber shed. The living room offers a useful storage cupboard with window to the front aspect. To the first floor there are two double bedrooms with a useful storage cupboard in bedroom One. The bathroom comprises a panelled bath with shower over and glass screen, pedestal wash hand basin and low level WC. The property is further complimented by an ample driveway to the side, offering comfortable off road parking for two cars.

Entrance Hall

Double Glazed entrance door leads into the hallway which has thoughtfully been laid with Karndeane Flooring. Radiator and door into the W/c and Living Room. Stairs rise from the entrance hall to the First Floor.



Ground Floor W/c

Double glazed window to the front, radiator, tiled flooring and white suite comprising low level W/c and wall mounted Wash hand basin.

Living Room 15' 2" x 9' 6" (4.62m x 2.90m)

Double Glazed window to the front, radiator door to useful under-stairs storage cupboard and further door leading into Kitchen / Diner.



Kitchen with Dining Area 12' 8" x 8' 1" (3.86m x 2.47m)

The Kitchen area is fitted with a range of wall mounted and base units with granite effect worksurface over, incorporating a one and a half bowl stainless steel sink & drainer. Integrated appliances include an electric oven, gas hob and extractor fan over, and there is space and provision for a vertical fridge freezer, washing machine and a further appliance, typically a tumble dryer or dishwasher. The Dining area has sufficient space for a table and chairs and from here double glazed patio doors leads out to the rear garden. Again, thoughtfully in this high use area, next to external doors, the floor is laid with Kardene.

First Floor Landing

Having doors to both bedrooms and the bathroom. Access to the loft space is also gained from this area.

Bedroom 1 12' 10" x 8' 3" (3.90m x 2.52m)

Double glazed window to the rear and a radiator.

Bedroom 2 12' 10" x 9' 4" (3.90m x 2.85m)

Having two double glazed windows to the front, radiator and door to built in cupboard.

Bathroom 6' 4" x 5' 8" (1.93m x 1.72m)

Double Glazed window to the side, radiator, and white suite comprising panel bath with shower over, pedestal wash hand basin and low level W/c.



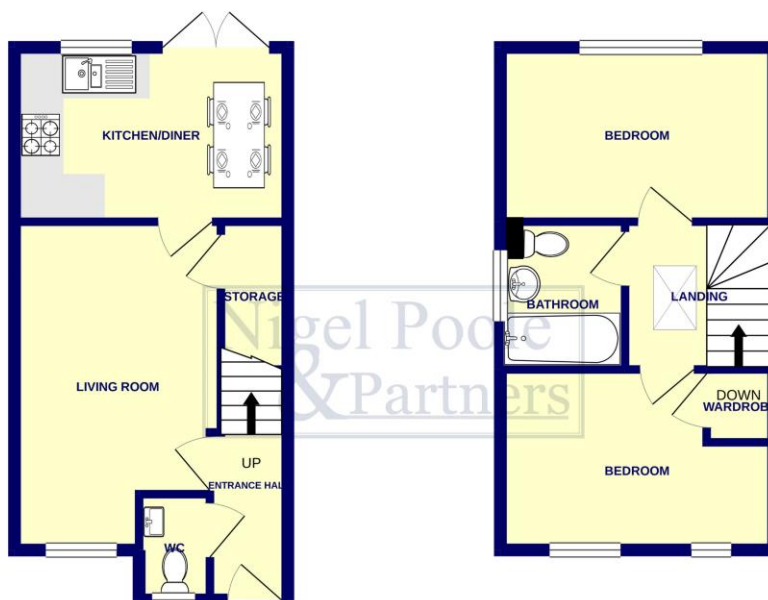
Rear Garden

A patio area extends out from the rear of the property and around to the side, where the pedestrian gate is located. The garden is in the majority laid to lawn with planted borders and raised vegetable bed. An ample driveway to the side of the property offers off road parking for two cars.



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

1ST FLOOR
292 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA: 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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