



## Abbots Road, Pershore

- Two bedroom detached house in need of modernisation
- Scope to extend (subject to required planning consents)
- Two/three bedrooms
- Dual aspect lounge
- Kitchen
- Dining room (or bedroom three)
- Two bedrooms and bathroom on the first floor
- Off road parking

NO CHAIN

Asking Price: £300,000

# Abbots Road, Pershore

\*\*A RARE OPPORTUNITY TO PURCHASE A DETACHED HOME ON THE POPULAR ABBEY ESTATE\*\* This property is in need of modernisation and has potential for extending (subject to the required planning permissions). Entrance porch; entrance hall; dual aspect lounge; kitchen; dining room/bedroom three. Two bedrooms plus bathroom on the first floor. Ground floor w.c. Far reaching rear views to Bredon Hill. Located within easy walking distance of Pershore town centre, Abbey Park primary school and the park. NO CHAIN. Tenure: Freehold. EPC Rating: E Council Tax: C

## Front:

The front garden is laid to lawn with a pathway leading to the entrance porch. Hard landscaped area for parking. Gated side access with further hardstanding.

## Entrance Porch:

Hardwood door and windows to three aspects.

## Entrance Hall:

Wooden entrance door with glazed panels. Half height wooden panelling. Radiator. Doors into lounge and kitchen. Stairs rising to the first floor.

## Lounge: 11' 11" max into chimney recess x 15' 11" (3.63m x 4.85m)

Dual aspect double glazed windows. Exposed brick fireplace with electric fire. Two radiators. Television aerial point. Telephone point.

## Kitchen: 12' 2" x 9' 5" (3.71m x 2.87m)

Double glazed window to the rear aspect. Range of wall and base units surmounted by work surface. Stainless steel sink sink and drainer with mixer tap. Space for free standing cooker. Space for fridge freezer. Space for washing machine. Walk in pantry (which could potentially be knocked through into the w.c. to create a shower room). Doors into entrance and rear hallways.

## Rear Hallway:

Double glazed door into the garden. Open plan into dining room/bedroom three.

## Dining Room/Bedroom Three: 13' 2" x 7' 5" (4.01m x 2.26m)

Double glazed window the rear and door to the front. Radiator. This room would make an ideal room for an elderly parent or teenager as it has independent access from the front of the house. The w.c. could potentially be knocked into the kitchen pantry to create a shower room. This room would also be ideal for a home office or children's play room.

## W.C.:

Low flush w.c. Half height tiled walls.

## Landing:

Double glazed window to the front aspect. Half height wood panelling. Cupboard housing Worcester gas-fired combination boiler.

## Bedroom One: 12' 4" x 11' 11" (3.76m x 3.63m)

Double glazed window to the side aspect (with original quarry tiled sill) with views down to the Abbey park. Radiator.

## Bedroom Two: 10' 1" x 7' 11" (3.07m x 2.41m)

Double glazed window (also with quarry tiled sill). Radiator.

## Bathroom: 9' 5" max x 4' 10" (2.87m x 1.47m)

Obscure double glazed window to the rear aspect. Matching suite: Panelled bath; pedestal wash hand basin and low flush w.c. Separate shower cubicle with mains fed shower. Fully tiled walls and floor. Access into loft. Radiator.

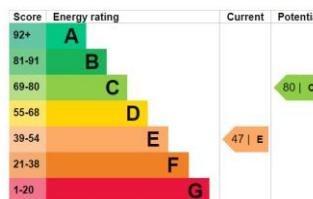
## Rear Garden:

The enclosed rear garden has an area to the side of the house which could be used for an extension, conservatory or for the addition of a garage (subject to the required planning permissions).



Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.  
Plan produced using PlanIt.

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