



Barley Mews Persnore

£260,000

- Three bedroom end of terrace property
- Well presented throughout
- Living room, kitchen/dining room and cloakroom
- South facing garden
- Parking for two vehicles
- Easy access to Persnore town centre

Nigel Poole
& Partners

Barley Mews

Pershore

£260,000

****THREE BEDROOM END OF TERRACE PROPERTY**** Entrance hall; cloakroom; living room and kitchen/dining room. On the first floor there are three bedrooms and a bathroom. The South facing rear garden is laid to lawn with patio seating areas and a garden shed. Off road parking for two vehicles. Located within close proximity to Pershore town centre with amenities. Provides excellent shopping facilities, the town benefits from a medical centre, a town library, a leisure centre and a theatre. Easy access to Pershore train station, Worcester Parkways and excellent links to the motorway.

Front

Parking for two vehicles.

Entrance Hall

Door to the living room. Stairs rising to the first floor. Laminate flooring. Radiator.

Living Room 13' 7" x 12' 0" (4.14m x 3.65m) max

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



Inner Hall 4' 11" x 4' 10" (1.50m x 1.47m)

Doors to the cloakroom, kitchen/dining room and under stairs storage cupboard.

Cloakroom 6' 9" x 3' 2" (2.06m x 0.96m) max

Pedestal wash hand basin. Low flush w.c. Radiator.

Kitchen/Dining Room 15' 3" x 8' 9" (4.64m x 2.66m)

Double glazed window and French doors to the garden. Wall and base units surmounted by work surface. One and half stainless steel sink with drainer and mixer tap. Tiled splashbacks. Integrated electric oven and gas hob with extractor fan over. Space for a fridge freezer. Space and plumbing for a dishwasher and a washing machine. Cupboard housing the Logic gas fired boiler. Laminate flooring. Radiator.



Landing

Doors to three bedrooms and the bathroom. Airing cupboard with storage. Access to the loft.

Bedroom One 15' 4" x 9' 0" (4.67m x 2.74m)

Two double glazed windows to the front aspect. Radiator.

Bedroom Two 10' 6" x 9' 1" (3.20m x 2.77m)

Double glazed window to the rear aspect. Radiator.

23 High Street, Pershore WR10 1AA

Bedroom Three 10' 6" x 5' 10" (3.20m x 1.78m)

Double glazed window to the rear aspect. Radiator.

Bathroom 6' 4" x 6' 0" (1.93m x 1.83m)

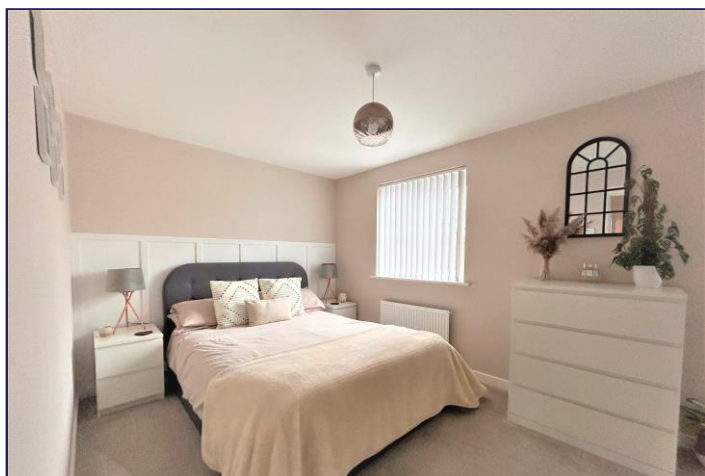
Obscure double glazed window to the side aspect. Panelled bath with mains shower and mixer tap. Tiled splashbacks. Pedestal wash hand and low flush w.c. Laminate flooring.

Garden

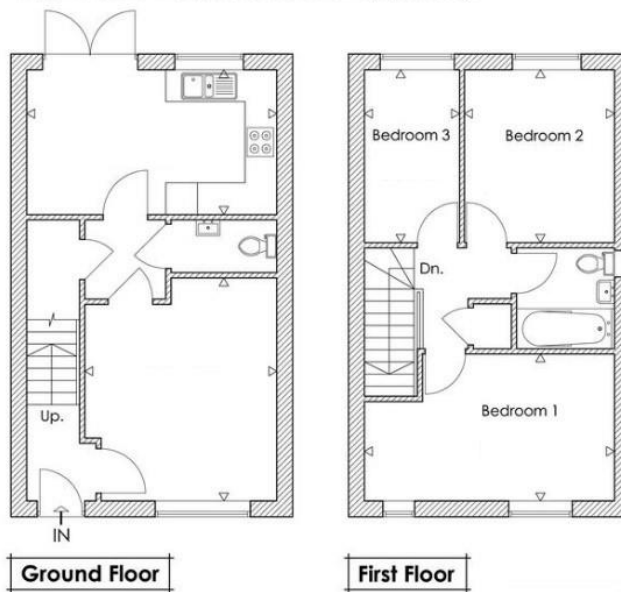
South facing rear garden. Laid to lawn with patio seating areas. Garden Shed. Outside tap.



Tenure: Freehold
Council Tax Band: C
Solar Panels



'This plan is not shown to scale and is for illustrative purposes only'.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	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