



# Three Springs Road Pershore

Asking Price: £290,000

- Three-bedroom semi-detached house with garage and off-road parking
- Kitchen with integrated appliances
- Superb living/dining/family room with French doors to the garden
- Main bedroom with built in wardrobes
- Two further good- sized bedrooms and shower room
- South Easterly facing landscaped rear garden
- Sought after town location
- Garage and driveway providing ample off-road parking

**Nigel Poole  
& Partners**

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**\*\*THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION\*\*** Benefits from countryside views to Bredon Hill and is set back from the road. Entrance hall; kitchen and a superb living/dining/ family room with French doors to the rear garden. On the first floor there are three bedrooms, the main bedroom benefiting from built in wardrobes and a shower room. The South Easterly rear garden is landscaped to make the most of the South Easterly facing garden. Garage and driveway with parking for several vehicles. Within walking distance of Pershore town centre, steeped in history with an array of independent retailers, restaurants, leisure facilities, medical facilities, Pershore Abbey and park. The area has a good range of schools both state and independent. Easy access to Pershore train station, Worcestershire Parkway train station and excellent links to the motorway.

## Front

Block paved driveway with parking for several vehicles.

## Entrance Hall

Obscure double-glazed door and windows. Doors to the kitchen and under stairs cupboard.

## Kitchen 10' 10" x 10' 8" (3.30m x 3.25m) max

Double glazed window to the front aspect. Wall and base units. One and a half sink and drainer with mixer tap. Integrated appliances. Laminate flooring.



## Living/Dining/Family Room 23' 7" x 19' 10" (7.18m x 6.04m) max

Double glazed window and French doors to the rear aspect. Door to a storage cupboard. Radiator.

## Landing

Double glazed window to the front aspect. Doors to three bedrooms and shower room Access to the part boarded loft.

## Bedroom One 11' 4" x 9' 10" (3.45m x 2.99m) max

Double glazed window to the rear aspect, Fitted wardrobes. Radiator.



## Bedroom Two 13' 6" x 8' 10" (4.11m x 2.69m) max

Double glazed window to the rear aspect. Radiator.

## Bedroom Three 9' 2" x 7' 7" (2.79m x 2.31m) max

Double glazed window to the front aspect. Cupboard housing the gas fired Vaillant boiler. Radiator.

## Shower Room 5' 10" x 5' 9" (1.78m x 1.75m)

Obscure double-glazed window to the side aspect. Shower cubicle with mains fed rainfall shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Karndean flooring.

## Garage

Up and over door.

23 High Street, Pershore WR10 1AA

## Garden

Landscaped rear garden laid to lawn with patio and decked seating areas.



**Tenure: Freehold**

**Council Tax Band: C**

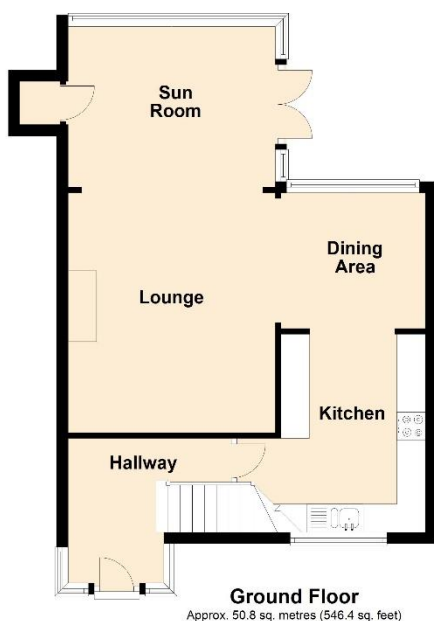
## Broadband and Mobile Information

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 1HR

**What3Words: hunter.trackers.thinker**





Total area: approx. 88.6 sq. metres (953.7 sq. feet)



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

#### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid and checks completed in advance of the issuing of a memorandum of sale.

#### MISREPRESENTATION ACT 1991

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