



# Head Street Pershore

Asking Price: £245,000

- Three-bedroom semi-detached house
- Living/dining room with bay window
- Breakfast kitchen with pantry
- Modern fitted bathroom
- Well maintained garden with brick-built storage and w.c.
- Sought after town location with amenities
- On street parking and permit parking available close by
- \*\*VIEWING AVAILABLE 7 DAYS A WEEK\*\*

Nigel Poole  
& Partners



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**\*\*THREE BEDROOM SEMI-DETACHED HOUSE IN THE HEART OF PERSHORE\*\*** Entrance Hall; lounge/dining room and kitchen with pantry. On the first floor there are three bedrooms and a family bathroom. The rear garden is laid to lawn with a patio seating and mature planting, along with an outhouse with w.c. and storage space. On street parking or permit parking is available close by. Within walking distance to Pershore town centre, steeped in history with an array of independent retailers, restaurants, leisure facilities, schooling, medical facilities, Pershore Abbey and park.

## Front

Walled low maintenance fore garden. Storm porch. Gated access to the rear garden

## Entrance Hall

Door to the lounge. Stairs rising to the first floor.

## Lounge 16' 7" x 13' 9" (5.05m x 4.19m) max

Double glazed window to the front aspect. Fireplace with gas fire. Radiator. Door to the kitchen.



## Kitchen 16' 5" x 7' 2" (5.00m x 2.18m) max

Double glazed window to the rear aspect. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for appliances. Space and plumbing for a washing machine. Pantry. Radiator. Obscure double-glazed door to the garden, w.c and storage.



## Landing

Double glazed window to the side aspect. Doors to three bedrooms and the bathroom. Airing cupboard housing the gas fired Worcester boiler.

## Bedroom One 12' 6" x 12' 4" (3.81m x 3.76m) max

Double glazed window to the front aspect. Radiator.

## Bedroom Two 8' 8" x 7' 9" (2.64m x 2.36m) max

Double glazed window to the front aspect. Radiator.

## Bedroom Three 11' 5" x 7' 5" (3.48m x 2.26m)

Double glazed window to the rear aspect. Radiator.

## Bathroom 8' 0" x 4' 2" (2.44m x 1.27m)

Obscure double-glazed window to the rear aspect. Panelled bath with mains fed shower. Wash hand basin and low flush w.c. Tiled splashbacks.

23 High Street, Pershore WR10 1AA



## Garden

Laid to lawn with planting. Patio seating area. Brick built storage.



Tenure: Freehold

Council Tax Band: C

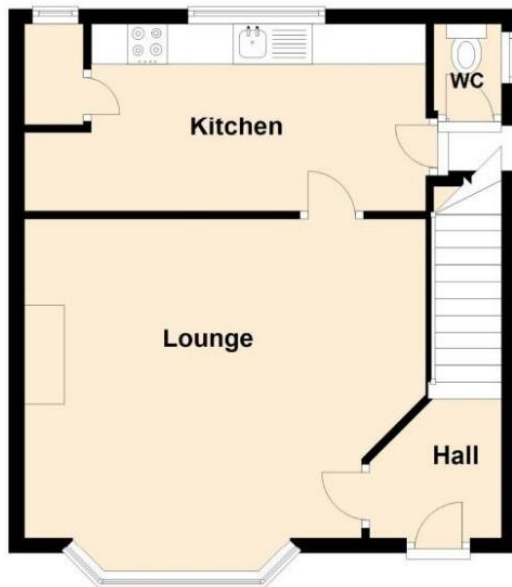
What3Words: arranger.candidate.slams

## 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 1DA



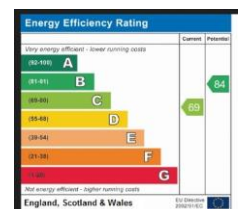


**Ground Floor**  
Approx. 38.3 sq. metres (412.6 sq. feet)



**First Floor**  
Approx. 38.8 sq. metres (418.1 sq. feet)

Total area: approx. 77.2 sq. metres (830.7 sq. feet)



#### 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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