



Beech Avenue, Drakes Broughton

Asking Price: £270,000

- A spacious three double bedroom mid terrace home
- Lounge/dining room with feature fireplace
- Generous playroom/ office
- South facing rear garden
- Three double bedrooms with bedroom one benefitting from wardrobes and dressing table
- Family bathroom with bath and shower over
- Off road parking for two vehicles
- Sought after village location with amenities

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Drakes Broughton

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****A SPACIOUS THREE BEDROOM MID TERRACED HOUSE WITH SOUTH FACING REAR GARDEN AND OFF ROAD PARKING**** Entrance hall; kitchen; lounge/dining room with feature electric fireplace; playroom/office; three double bedrooms and family bathroom. Enclosed rear garden with patio seating areas and gated rear access. Off road parking to the front of the property for at least two vehicles. Located on the edge of a thriving communal village with amenities including a first & middle school (which feeds Pershore High School), church, village hall, two public houses and shops including a general store, hairdressers, pet shop and fish and chip takeaway. The new train station of Worcestershire Parkway at Norton is located approx. 5-minute drive from the village and has direct links to Birmingham, London and Cheltenham.

Front

Low maintenance driveway with parking for at least two vehicles.

Entrance Hallway

Doors to the kitchen; lounge/dining room; playroom/office. Stairs rising to the first floor.

Kitchen 9' 3" x 7' 4" (2.82m x 2.23m)

Double glazed window to the front aspect. A range of wall and base units surmounted by worktop; stainless steel sink and drainer with mixer tap; part tiled walls. Space for an electric oven and extractor fan above, under counter fridge and freezer. Space and plumbing for a washing machine and dishwasher. Pendant light fitting; wood effect flooring.



Playroom / Office 16' 1" x 8' 4" (4.90m x 2.54m)

Step down. Double glazed window to the front aspect; pendant light fitting; radiator.

Lounge/ Dining Room 19' 7" x 12' 5" (5.96m x 3.78m)

Max

Double glazed windows and obscure double glazed composite door to the rear aspect into the garden. Feature fireplace with wooden surround housing an electric fire; understairs storage cupboard. Pendant light fitting; radiator; wood effect flooring.

Bedroom One 14' 1" x 11' 9" (4.29m x 3.58m)

Double glazed window to the front aspect. Built in wardrobes with matching chest of drawers and dressing table; pendant light fitting; radiator.



Bedroom Two 12' 7" x 8' 9" (3.83m x 2.66m)

Double glazed window to the rear aspect; pendant light fitting; radiator.

Bedroom Three 10' 5" x 9' 3" (3.17m x 2.82m)

Double glazed window to the rear aspect; pendant light fitting; radiator.

Family Bathroom 7' 4" x 6' 3" (2.23m x 1.90m)

Obscure double glazed window to the front aspect. 'P' shaped bath with mains fed 'Aqualisa' shower over, glass screen. Vanity hand wash basin with mixer tap and low level w.c. Part tiled wall; down lights; extractor fan; central heated ladder rail.



Landing

Doors to the bedrooms; bathroom and airing cupboard, housing the hot water cylinder. Access to the loft, which is boarded with light and ladder.



South Facing Rear Garden

Zoned patio seating areas and laid to lawn with space for a storage shed. Oil tank. Gated access to the rear.



Tenure: Freehold

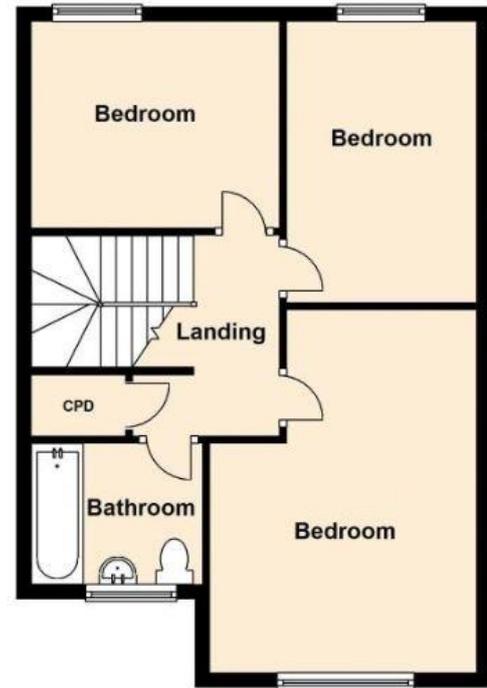
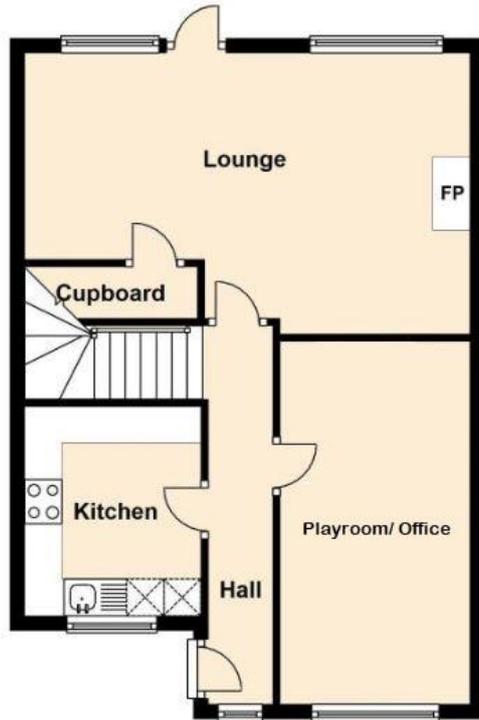
Council Tax Band: C

Broadband and Mobile Information

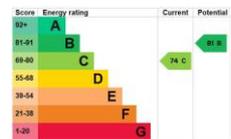
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Total area: approx. 100.2 sq. metres (1078.9 sq. feet)



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