



# Chestnut Close Lower Moor

Asking Price: £295,000

- Three bedroom property
- Breakfast kitchen with integrated appliances
- Conservatory with French doors to the garden
- South facing rear garden
- Garage and driveway
- Sought after village location

**Nigel Poole  
& Partners**

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**\*\*THREE BEDROOM HOUSE IN A CUL-DE-SAC LOCATION\*\*** A lovely light and airy property neutrally decorated throughout. Entrance hall; living room; kitchen/dining room with integrated appliances, oven/grill, gas hob, fridge freezer, dishwasher and washing machine. On the first floor there are three bedrooms and a bathroom. The rear garden is laid to lawn with a patio seating area and planting. Driveway and garage. Lower Moor centres around the village green, The Old Chestnut Tree pub and the village hall. Approximately 4 miles from the Georgian town of Pershore with a fantastic selection of shops, eating places and entertainment. Excellent links to the motorway, Pershore train station and Worcestershire Parkway.

## Front

Block paved and tarmacadam driveway to the garage and gated access to the rear of the property.

## Entrance Hall

Door to the living room. Stairs rising up to the first floor. Radiator.

## Living Room 15' 11" x 10' 4" (4.85m x 3.15m) Max

Double glazed bay window to the front aspect; door to the kitchen; marble and wooden fireplace; radiator.



## Kitchen/Dining Room 13' 8" x 9' 8" (4.16m x 2.94m)

Double glazed window and door to the conservatory. Wall and base units surmounted by worksurface with one and a half stainless steel sink and drainer. Tiled splashbacks and flooring. Integrated gas hob, eye level electric oven, fridge/ freezer, washing machine and dishwasher. Under stairs storage cupboard.



## Conservatory 12' 1" x 11' 0" (3.68m x 3.35m) Max

Brick and double glazed built conservatory; French doors to the garden. Tiled flooring.

## Landing

Doors to the three bedrooms, bathroom and airing cupboard housing the hot water tank. Access to the loft.

## Bedroom One 11' 10" x 9' 2" (3.60m x 2.79m) Min

Double glazed window to the rear aspect. Fitted wardrobe. Radiator.

## Bedroom Two 6' 4" x 9' 11" (1.93m x 3.02m)

Double glazed window to the front aspect. Fitted wardrobe. Radiator.

## Bedroom Three 7' 0" x 6' 9" (2.13m x 2.06m)

Double glazed window to the front aspect. Radiator.

## Bathroom 5' 9" x 7' 1" (1.75m x 2.16m)

Obscure double glazed window. Panelled bath with electric 'Mira' shower, pedestal hand wash basin and low flush w.c. Tiled splashbacks and flooring.

## Garage

Up and over door. Door to the garden. Power and light.

**Tenure: Freehold**

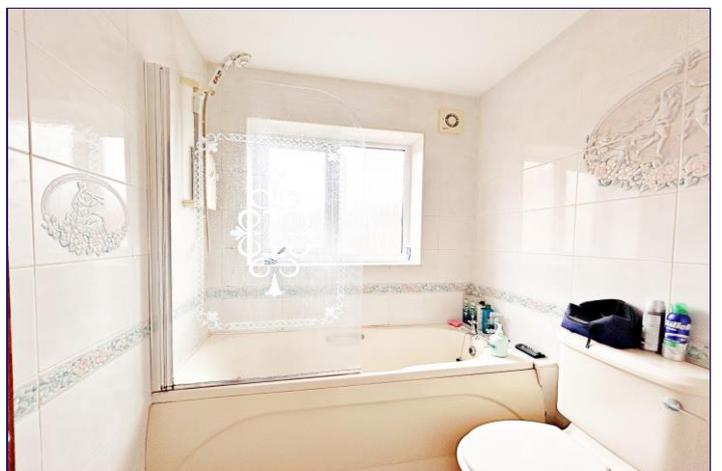
**Council Tax Band: C**

## 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 2RE

## Garden

South facing rear garden. Laid to lawn with a patio seating area and planting. Access to the garage.





**MISREPRESENTATION ACT 1991**

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