



Station Road Pershore

£375,000

- Four bedroom detached house
- Detached double garage
- Living room and separate dining room
- Kitchen with separate utility room
- Well maintained fore and rear gardens
- Sought after location

Nigel Poole
& Partners

Station Road

Pershore

£375,000

****A FOUR BEDROOM DETACHED PROPERTY**** Entrance hall; cloakroom; living/dining room; kitchen and separate utility room. On the first floor are four bedrooms-the master with an en-suite and there is a family bathroom. The rear garden with gated access is laid to lawn with planting and patio seating area. Fore garden, detached double garage and driveway. The pretty market town of Pershore provides a range of great shopping and leisure facilities including a theatre. The area has a good range of schools both state and independent. Located within easy access to Pershore town centre, Pershore train station, Worcester Parkways train station and excellent links to the motorway. Would benefit from some updating. No upward chain.

Front

Gated driveway with parking and access to the double garage. Gated access to the rear garden. Fore garden laid to lawn with planting. Summerhouse. Storm porch.

Entrance Hall

Doors to the cloakroom, living room, dining room and kitchen. Under stairs storage. Stairs rising to the first floor.

Cloakroom 4' 7" x 2' 8" (1.40m x 0.81m) max

Wall mounted wash hand basin and low flush w.c. Radiator.

Living Room 21' 3" x 11' 9" (6.47m x 3.58m) max

Double glazed bay window to the front aspect and double glazed window to the rear aspect. Fireplace with living flame gas fire. Two radiators.



Dining Room 13' 0" x 9' 1" (3.96m x 2.77m)

Double glazed window to the rear aspect. Radiator.

Kitchen 10' 8" x 9' 9" (3.25m x 2.97m)

Double glazed window to the rear aspect. Door to the utility room. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for an oven and a fridge freezer.



Utility Room 9' 0" x 6' 1" (2.74m x 1.85m)

Double glazed window to the rear aspect. Obscure single glazed door to the side aspect. Base cupboards surmounted by worksurface. Stainless steel sink and drainer. Tiled splashbacks. Space and plumbing for a washing machine. Wall mounted gas fired British Gas boiler.

Landing

Double glazed window to the front aspect. Doors to four bedrooms and a bathroom. Access to the loft.

Bedroom One 12' 3" x 9' 9" (3.73m x 2.97m)

Double glazed window to the rear aspect. Fitted wardrobe. Door to the en-suite. Radiator.

23 High Street, Pershore WR10 1AA

En-suite/Wet Room 7' 6" x 5' 5" (2.28m x 1.65m)

Obscure double glazed window to the side aspect. Shower cubicle with Triton electric shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Radiator.

Bedroom Two 11' 9" x 7' 8" (3.58m x 2.34m)

Double glazed window to the front aspect. Radiator.

Bedroom Three 11' 8" x 10' 2" (3.55m x 3.10m) max

Double glazed window to the rear aspect. Radiator.

Bedroom Four 9' 5" x 9' 0" (2.87m x 2.74m)

Double glazed window to the rear aspect. Radiator.

Bathroom 7' 0" x 5' 8" (2.13m x 1.73m)

Obscure double glazed window to the front aspect. Panelled bath. Pedestal wash hand basin and low flush w.c. Tiled splashbacks.

Double Garage

Power and light. Access to the side aspect.

Garden

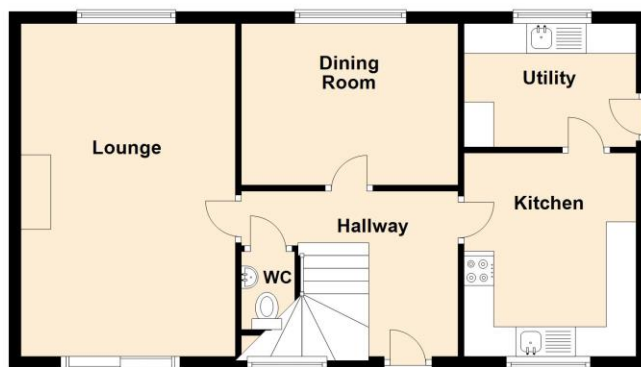
Laid to lawn with planting and a patio seating area. Vegetable garden. Greenhouse. Outside tap.



Tenure: Freehold

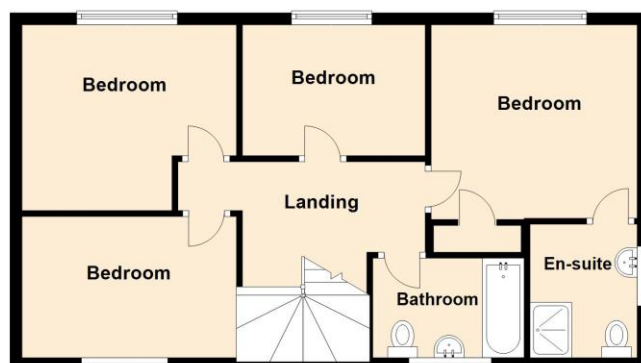
Council Tax Band: E





Ground Floor

Approx. 57.7 sq. metres (621.3 sq. feet)



First Floor

Approx. 57.7 sq. metres (621.3 sq. feet)

Total area: approx. 115.4 sq. metres (1242.6 sq. feet)

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

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