



# Station Road, Pershore

Asking Price: £300,000

- Well presented four bedroom semi-detached house.
- L shaped kitchen with integrated appliances.
- Lounge with archway into the dining room with french doors onto the patio area.
- Bedroom one with en suite and dressing area.
- Off road parking for up to four vehicles.
- Enclosed rear garden with patio seating area.
- Convenient for access to Pershore Town Centre.
- Separate family room.

**Nigel Poole  
& Partners**

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Pershore

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**\*\* SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE \*\*** This stunning four bedroom semi-detached home comprises of a spacious entrance hall; lounge with archway into dining area. Kitchen with good sized cupboards and breakfast bar. Separate family room which could be used as a downstairs bedroom. Four bedrooms and bathroom on the first floor. Off road parking for four vehicles. Enclosed rear garden with patio seating area.

## Front

The fore garden has lawned areas with mature planting. Block paved driveway providing parking for up to four vehicles.



## Entrance Hall 23' 6" x 3' 7" min (7.16m x 1.09m)

Obscure double glazed entrance door with side panels to the front aspect. Fitted cupboards. Archway leading into a family room and an under stairs cupboard which has space and plumbing for a tumble dryer. Stairs rising to the first floor. Doors leading off. Radiator.

## Lounge 23' 2" x 9' 10" max (7.06m x 2.99m)

Double glazed window to the front aspect. Gas fire with a back boiler and gas central heating. Archway into the dining room. Television and telephone point. Radiator.

## Family Room 15' 7" x 10' 5" (4.75m x 3.17m)

Double glazed window to the front aspect. Television and telephone point. Radiator.

## Kitchen 14' 5" max x 14' 4" max (4.39m x 4.37m)

L shaped kitchen with two double glazed windows to the rear aspect. Double glazed door onto the patio area. Range of wall and base units surmounted by work surface. Integrated appliances including: Five ring gas hob, double oven and extractor hood. One and a half bowl stainless steel sink and drainer. Space and plumbing for washing machine. American fridge freezer with a water and ice dispenser. Vinyl flooring.



## Dining Room 9' 5" x 6' 9" (2.87m x 2.06m)

Double glazed French doors with side panels which open out onto the patio area. Radiator.

## Landing

Spacious landing with doors leading off. Airing cupboard. Access into the loft.

### Bedroom One 15' 8" x 10' 5" (4.77m x 3.17m)

Double glazed window to the front aspect. Archway which leads to the en suite. Fitted wardrobes. Television point.



### En Suite 8' 7" x 6' 4" (2.61m x 1.93m)

Double glazed obscure window to the rear aspect. Shower cubicle with electric shower. Vanity wash hand basin. Low level w.c. Vinyl flooring. Radiator.



### Bedroom Two 13' 1" x 9' 11" (3.98m x 3.02m)

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

### Bedroom Three 9' 11" max x 9' 9" (3.02m x 2.97m)

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

### Bedroom Four 9' 1" x 6' 5" (2.77m x 1.95m)

Double glazed window to the front aspect. Radiator.

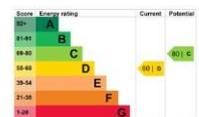
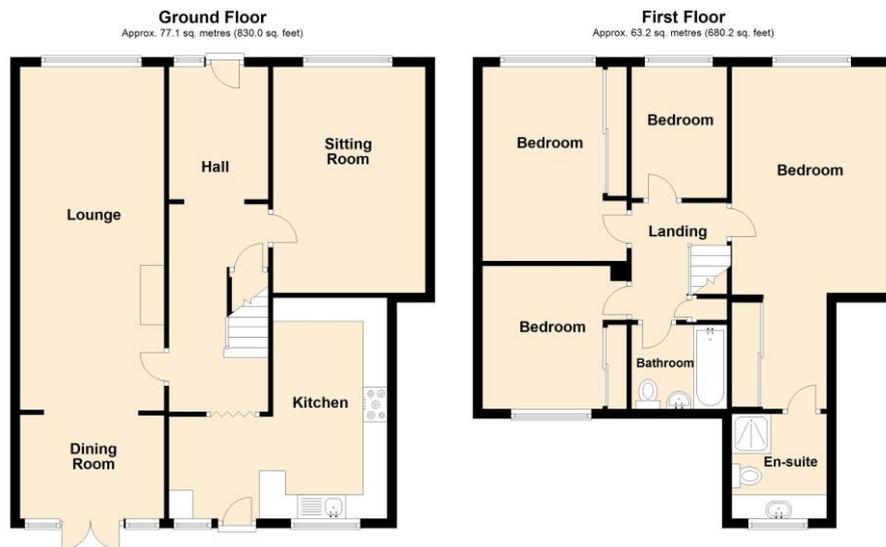
### Bathroom 6' 4" x 5' 4" (1.93m x 1.62m)

Obscure double glazed window to the rear aspect. Fully tiled walls and floor. White suite including: paneled bath with a mixer tap and electric Triton shower, pedestal wash hand basin and a low level w.c.



# Garden

Enclosed rear garden with a laid to lawn and a storage shed as well as a green house. Patio seating area. Outdoor tap.



## MISREPRESENTATION ACT 1991

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