



Althorp Gardens Pershore

£275,000

- A light and airy detached two bedroom coach house
- Fitted kitchen with integrated appliances and quartz worksurface
- Dual aspect open plan lounge/dining room
- Two bedrooms - master with fitted wardrobes
- Quality fitted shower room
- Low maintenance courtyard garden
- Convenient town location

Nigel Poole
& Partners

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****TWO BEDROOM DETACHED COACH HOUSE**** The property is lovely light and airy with neutral decor throughout. Entrance hall leading to the first floor; landing with storage and airing cupboard; fitted kitchen with integrated appliances including double oven/grill/microwave; induction hob; fridge; dishwasher and washing machine; superb open plan living/dining room; two bedrooms; quality fitted shower room with Karndean flooring. Courtyard garden. Parking for two vehicles. Convenient location close to the Abbey Park and Pershore town centre with its independent retailers, the Pershore train station, Worcestershire Parkways train station and excellent links to the motorway.

Front

A shared block drive leads to the gated entrance of The Coach House. The drive has two allocated parking spaces.

Entrance Hall

Stairs rising to the first floor. Hard wired smoke detector. Radiator.

Landing

Double glazed window to the side aspect. Fitted storage cupboard (with space for a fridge/freezer). Airing cupboard with shelving and radiator. Door entry intercom. Radiator. Access to the loft. Hard wired smoke detector. Doors to the kitchen and the living/dining room.

Kitchen 11' 9" x 8' 1" (3.58m x 2.46m)

Double glazed window to the front aspect. Wall and base units with quartz worksurface and upstands. Skirting and shelving lighting. Carousel storage. Cupboard housing the Worcester gas-fired combination boiler. Lamona integrated appliances include: double 'eye level' oven and oven/grill/microwave; four ring induction hob with extractor hood; dishwasher; washing machine and fridge. Karndean flooring. Anthracite grey central heated ladder rail.



Living/Dining Room 17' 1" x 15' 7" (5.20m x 4.75m) max

Dual aspect room with double glazed window to the side aspect and Velux sky light to the rear. The focal point of the room is the wooden fire surround with marble hearth and a living flame electric fire. Two radiators. Television aerial point.



Inner Landing

Smoke detector (hard wired). Doors to the bedrooms and shower room.

Bedroom One 13' 7" x 8' 1" (4.14m x 2.46m) max

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

Bedroom Two 8' 7" x 8' 7" (2.61m x 2.61m)

Obscure double glazed window to the rear aspect and Velux sky light. Radiator.

Shower Room 7' 9" x 5' 3" (2.36m x 1.60m)

Obscure double glazed Velux sky light. Shower cubicle with mains fed and waterfall shower heads. Wash hand basin. Sensor touch mirrored vanity unit with shaver/toothbrush charger and low flush w.c. Anthracite grey central heated ladder rail. Extractor fan.

23 High Street, Pershore WR10 1AA

Garden

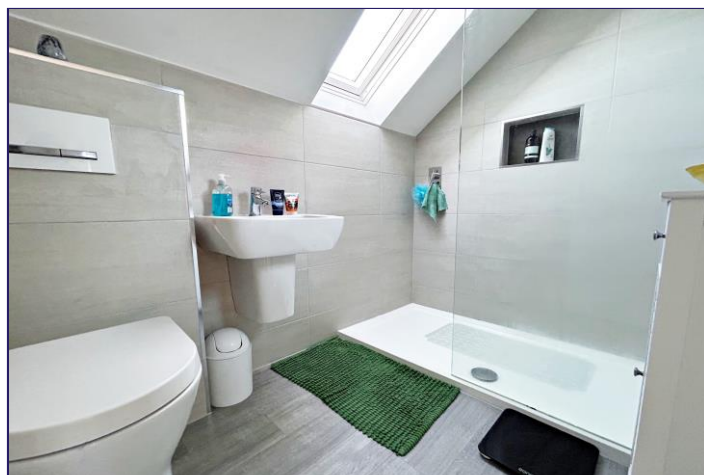
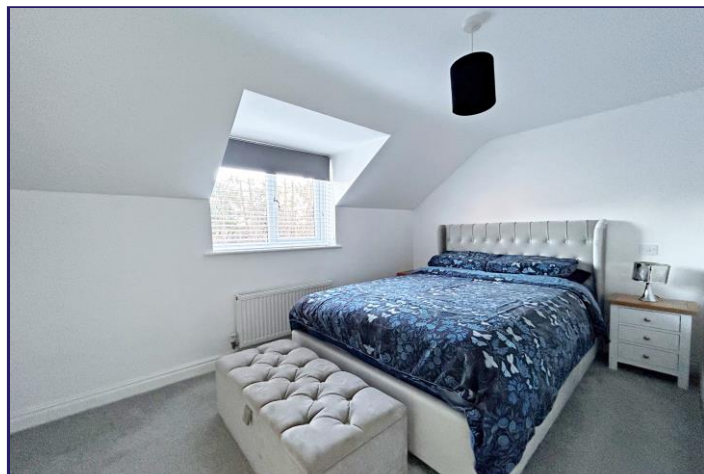
A gravelled area ideal for pots or planting. A gate leads into the garden with access into the property under an oak, open fronted porch. The garden is hard landscaped. There is an exterior light and a watering tap.



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 1RY

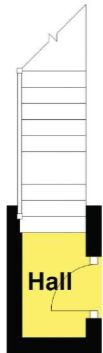


First Floor

Approx. 60.7 sq. metres (653.0 sq. feet)

Flat Entrance

Approx. 1.2 sq. metres (13.4 sq. feet)



Total area: approx. 61.9 sq. metres (666.4 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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