



Woodward Road, Pershore

Asking Price: £245,000

- Three bedroom end terrace family home
- Southerly facing larger than usual rear garden
- Kitchen with a separate utility area
- Dining room with French doors into the rear garden
- Bedroom one with fitted wardrobes
- Family bathroom and downstairs w.c
- Parking available on Woodward Road

**Nigel Poole
& Partners**

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Pershire

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****THREE BEDROOM END TERRACE HOUSE WITH SOUTHERLY FACING REAR GARDEN**** Located on the popular Abbey Estate with convenient access to schools and the town centre, this property is set back off the road with a green in front. The property comprises; entrance hall, lounge, dining room, rear hallway providing a utility area and a downstairs w.c on the ground floor. To the first floor there are three bedrooms and a family bathroom. Bedroom one having fitted wardrobes. The southerly facing enclosed rear garden has a patio seating and barbeque area and a laid to lawn which is surrounded with mature planting.

Front

Set back off the road, this property has a green to the front and spaces for parking.

Entrance Hall

Entrance door to the front aspect. Stairs rising to the first floor with under stairs storage. Doors leading to the lounge and kitchen. Radiator. Telephone point.

Lounge 12' 8" x 12' 6" (3.867m x 3.807m)

Double glazed window to the rear aspect. Television point.

Kitchen 11' 4" x 8' 4" (3.451m x 2.533m)

Double glazed window to the front aspect. Open plan feel into the dining room. Range of wall and base units surmounted by work surface. Space for a large five ring gas hob and oven. Stainless steel sink.



Dining Room 11' 6" x 10' 2" (3.503m x 3.110m)

Double glazed sliding doors out onto the patio area. Open plan feel into the kitchen. Space for a dining table. Radiator.

Utility Area 15' 3" x 5' 1" (4.641m x 1.550m)

Double glazed window and door to the side aspect. Range of wall and base units surmounted by work surface. Space and plumbing for a dishwasher, washing machine, tumble dryer and free standing fridge freezer.

W.C. 5' 1" x 2' 6" (1.540m x 0.752m)

Obscure double glazed window to the side aspect. Vanity wash hand basin. Low level w.c.

Landing

Spacious landing with a double glazed window to the front aspect and doors leading off.

Bedroom One 12' 8" x 12' 4" (3.864m x 3.768m)

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



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Bedroom Two 12' 4" x 9' 4" (3.766m x 2.857m)

Double glazed window to the front aspect. Radiator.

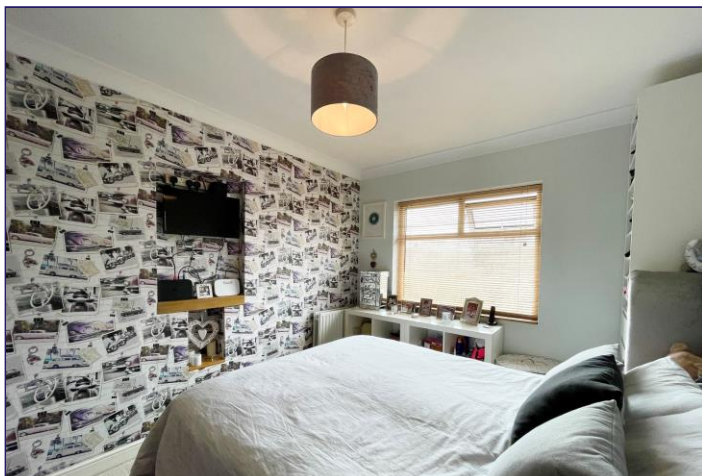


Bedroom Three 9' 4" x 7' 10" (2.845m x 2.397m)

Double glazed window to the front aspect. Radiator.

Family Bathroom 6' 5" x 5' 6" (1.952m x 1.683m)

Obscure double glazed window to the side aspect. Bath with mixer taps and a mains fed shower. Pedestal wash hand basin. Low level w.c. Heated towel rail.



Garden

Southerly facing larger than usual enclosed rear garden with mature planting and trees. Patio seating and barbeque area. Greenhouse, summerhouse and a wooden storage shed. Fishpond. Outside tap and side gated access.



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