



The Close, Eckington

Asking Price: £300,000

- Two bedroom semi detached house on corner plot
- Breakfast kitchen with archway into separate dining room
- Downstairs cloakroom with separate utility room
- Lounge with alcove storage units
- Two double bedrooms and shower room
- Driveway with parking for several vehicles and garage
- Substantial laid to lawn front garden with secluded court yard rear garden
- Central village location with amenities
- *No onward chain*

**Nigel Poole
& Partners**

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****SITUATED ON A SUBSTANTIAL CORNER PLOT IN THE HEART OF THE SORT AFTER VILLAGE ECKINGTON**** Entrance porch with beautiful stained glass door leading to the main hallway; lounge; breakfast kitchen; dining room with sliding doors into the rear garden; separate utility room and cloakroom. On the first floor there are two double bedrooms with built in storage and a family shower room. Located in a quiet cul-de-sac in a sought-after village. Eckington is an attractive and vibrant village which has recently been voted top 25 villages to live in Great Britain. (Saturday times newspaper) With a welcoming community feel with a full and varied schedule of annual events including music festivals, open gardens and family activities; a village park and dog friendly community fields; a shop with local produce; two public houses and the renowned Eckington Manor- with a master award winning chef. Popular and sought after village first school (Ofsted rated good), which feeds into the middle school at Bredon Hill Academy and Prince Henry's School in Evesham. Located on the edge of the Cotswolds, an area of outstanding natural beauty. The village of Eckington lies on the banks of the River Avon, and it is located 4 miles from the market town of Pershore and 6 miles to Tewksbury. No onward chain.

Front Garden

Generously laid to lawn; gravel and patio zoned areas. Mature planting; gated side access. Driveway with parking for several vehicles and pebbled front feature. Garage; wall light; tap.

Entrance Porch 7' 4" x 3' 6" (2.23m x 1.07m)

Obscure glazed windows to three aspects. Surmounted window sills; stained glass door into the hall; tiled flooring.

Hallway

Double glazed window to the front aspect. Under stairs storage; pendant light fitting; radiator. Stairs rising to the first floor with double glazed window to the side aspect. Doors to the lounge; kitchen and entrance porch.

Breakfast Kitchen 17' 4" x 8' 1" (5.28m x 2.46m)

Double glazed window to the side aspect. Range of wall and base units surmounted with work top; one and a half sink with drainer and mixer taps. Part linoleum flooring; radiator; ventilation. Doors to the hall and utility room; archway into the dining room.



Utility room 13' 4" x 4' 9" (4.06m x 1.45m)

Double glazed window to the side aspect. Range of wall and base units surmounted with worktop; space and plumbing for tumble dryer and washing machine. Pendant light fitting; radiator; linoleum flooring. Doors leading to the side of the property; kitchen and w.c.

Cloakroom 4' 5" x 2' 7" (1.35m x 0.79m)

Pendant light fitting; low level w.c.; tiled flooring. Door to the utility room.

Dining Room 13' 2" x 8' 3" (4.01m x 2.51m)

Dual aspect obscure glazed windows to the side with stained glass features. Sliding doors into the rear garden; pendant light fitting; radiator; tiled flooring.

Lounge 11' 4" x 9' 8" (3.45m x 2.94m)

Double glazed window to the front aspect. Built in alcove units; part stoned hearth; pendant light fitting; radiator. Door leading to hallway.



Landing

Double glazed window to the side aspect. Access to the loft; pendant light fitting; radiator; doors to the airing cupboard. Doors leading to the bedrooms and shower room.

Bedroom One 10' 9" x 11' 0" (3.27m x 3.35m)

Double glazed window to the rear aspect. Pendant light fitting; radiator; door to landing.

Bedroom Two 8' 6" x 13' 1" (2.59m x 3.98m)

Double glazed window to the front aspect. Built in wardrobes; pendant light fitting; radiator; door to landing.

Shower Room 5' 5" x 4' 3" (1.65m x 1.29m)

Obscure double glazed window to the rear aspect. Hand wash basin with mixer taps; tiled splash back; low level w.c. Shower cubicle with electric over head shower; sliding glass door; part tiled walls. Built in storage; spot light fitting; radiator; extractor fan; linoleum flooring. Door to the landing.

Garage 15' 9" x 10' 5" (4.80m x 3.17m)

Windows to the side aspects. Light and power. Electric or manual up and over door.

Rear Garden

Secluded rear garden with patio seating areas. Mature planting ; patio steps up to gravelled areas. Electric sun blinder; gated side access.



Tenure: Freehold

Council Tax Band: B

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 3AY



Disclaimer

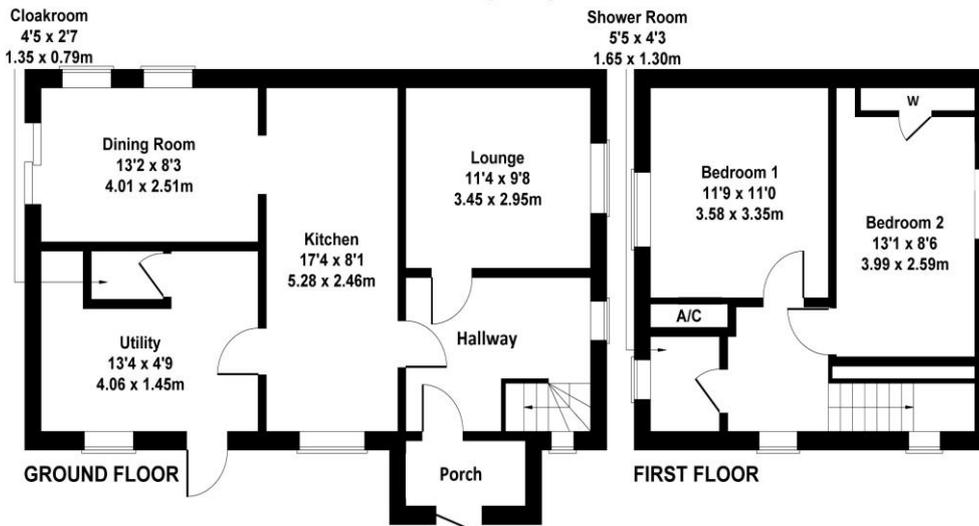
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Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these, and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid and checks completed in advance of the issuing of a memorandum of sale.

11 The Close, Eckinton WR10 3AY

Approximate Gross Internal Area
1018 sq ft - 95 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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