



# Court View, Baughton

Fixed Price: £435,000

- Detached three bedroom extended bungalow with solar panels
- Kitchen/ dining room with French doors to the garden
- Lounge with fireplace and French doors to the garden
- Westerly facing rear garden with Summer house/ workshop with light and power
- Separate utility room, boot room, family bathroom and cloakroom
- Gated driveway with parking for multiple vehicles
- Village location with public house
- Within close proximity of Upton Upon Severn and Pershore

**Nigel Poole  
& Partners**

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**\*\*THREE BEDROOM EXTENDED BUNAGLOW ON A QUIET COUNTRY LANE ON THE SOUTH WORCESTERSHIRE/ GLOUCESTERSHIRE BORDER\*\*** Entrance hall; kitchen/ dining room with French doors to the garden; lounge with French doors to the garden; three bedrooms; family bathroom and cloakroom; boot room and utility room. Westerly facing garden with patio seating areas and Summer house, currently being used as a hobby room. Driveway with parking for several vehicles. The heart of the village is The Jockey Inn public house, serving locally sourced food and beverages. The village is within close proximity to Upton-upon-Severn and Pershore both with amenities and ideal for motorway links.

## Front

Laid to lawn with mature planted borders; driveway for several vehicles; door to the entrance hall and boot room, gated access to the rear garden.

## Entrance Hall 27' 3" x 19' 3" (8.30m x 5.86m) Max

Obscure double glazed door to the front aspect; obscure double glazed windows to the front and side aspect. Doors to the lounge, kitchen/ dining room, bedrooms; utility room, bathroom; cloakroom and bathroom. Two storage cupboards, one housing the hot water cylinder. Access to the loft which is boarded with light and ladder. Down lights and pendant lights.

## Kitchen / Dining Room 26' 2" x 15' 3" (7.97m x 4.64m) Max

Double glazed window to the rear and side aspect, double glazed French doors to the rear garden. A range of wall and base units surmounted by work top and breakfast bar area; stainless steel one and a half sink and drainer with mixer tap; space for an under counter fridge and electric oven; extractor fan above. Down lights and pendant light fitting; electric radiators. Open to the lounge.



## Lounge 25' 4" x 13' 1" (7.72m x 3.98m) Max

Double glazed windows to the rear and side aspect. Double glazed French doors to the rear garden. Fireplace and surround with electric 'wood burner styled' fire. Down lights; radiator.

## Bedroom One 13' 3" x 10' 6" (4.04m x 3.20m)

Double glazed window to the front aspect. Built in wardrobe with hanging rail; down lights; picture rail; radiator.



## Bedroom Two 10' 1" x 9' 5" (3.07m x 2.87m)

Double glazed window to the front aspect. Built in wardrobe with hanging rail; down lights; picture rail; radiator.

## Bedroom Three 12' 6" x 6' 7" (3.81m x 2.01m)

Double glazed window to the front aspect. Down lights; radiator.

### Cloakroom 4' 5" x 2' 10" (1.35m x 0.86m)

Pedestal hand wash basin with tiled splash back; low level w.c. with part tiled walls. Pendant light fitting; extractor fan; radiator.

### Family Bathroom 7' 8" x 7' 7" (2.34m x 2.32m)

Obscure double glazed window to the front aspect. Pedestal hand wash basin; walk-in 'Mira' electric shower with glass screen and tiled walls; w.c. central heated radiator with towel rail; down lights; shaver point; part panelled walls.



### Utility Room 5' 5" x 5' 4" (1.65m x 1.62m)

Space and plumbing for a washing machine and space for a tumble dryer with work top above. Pendant light fitting and pendant light fitting.



### Gun Room 4' 6" x 4' 2" (1.37m x 1.27m)

Locked storage room with shelving. Please note this room is unable to view.

### Garden

Westerly facing garden with patio seating areas. Steps to the lawn with mature planted borders. Fully insulated shed with light and power; Summer house with light and power, currently being used as a hobby room; outside watering tap; gated access to the front; space for the oil tank.

### Tenure: Freehold

### Council Tax Band: E

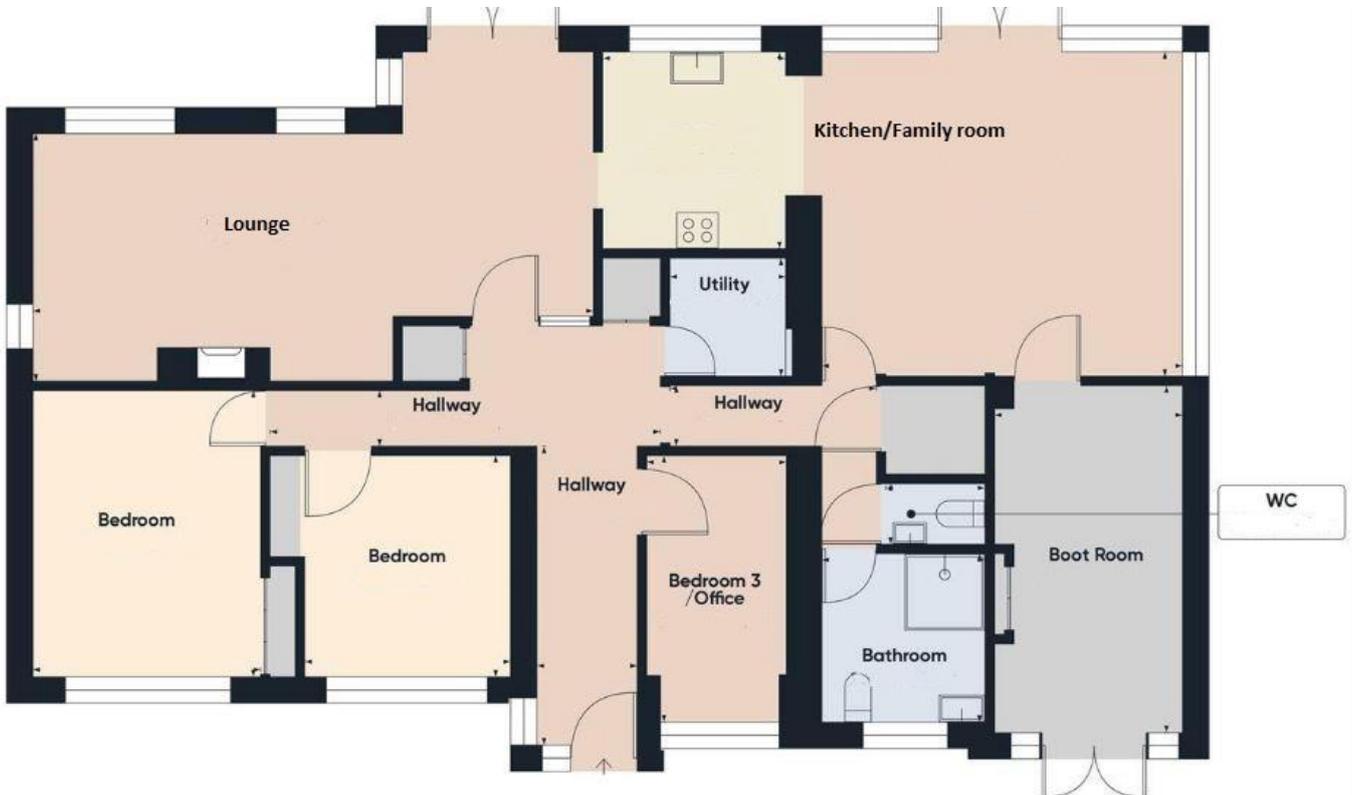
### Broadband and Mobile Information:

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 WR8 9DQ

### Additional Information:

The solar panels were installed in October 2014 and are owned.





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

**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 to ensure checks are HMRC compliant. The cost of these checks is £60 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.

**MISREPRESENTATION ACT 1991**

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