



2 Malvern Mews Pershore

£325,000

- Three bedroom NEW BUILD terraced barn
- Approximately 10-year warranty
- Superb open plan kitchen/dining room
- Air Source Heat Pump
- Private rear garden
- Driveway with parking for two vehicles

Nigel Poole
& Partners

2 Malvern Mews

Pershore

£325,000

****THREE BEDROOM TERRACE BARN-STYLE NEW BUILD**** Entrance hall; cloakroom; living room and kitchen/ dining room with French doors to the garden. Three bedrooms on the first floor, the master bedroom; en-suite shower room and there is a family bathroom. Private rear garden. Driveway with parking two vehicles. Surrounded by beautiful countryside Pershore has independent retailers, coffee shops, Number 8 Theatre, leisure centre, public houses and restaurants.

Front

Block paved driveway and courtyard.

Entrance Hall

Doors to the cloakroom, living room and kitchen/dining room. Stairs rising to the first floor with a glass and Oak balustrade. Under stairs storage cupboard.

Cloakroom 6' 8" x 3' 0" (2.03m x 0.91m) max

Vanity wash hand basin with mixer tap. Low flush w.c. Central heated ladder rail. Tiled flooring and splashbacks.

Living Room 14' 3" x 11' 7" (4.34m x 3.53m)

Double glazed window to the front aspect. Television aerial point. Radiator.



Kitchen/Dining Room 18' 10" x 13' 8" (5.74m x 4.16m) max

Double glazed window to the rear aspect with double glazed French doors to the garden. Wall and base units surmounted by Quartz worksurface. One and a half stainless steel sink with mixer tap. Integrated fridge freezer, dishwasher and washing machine. Integrated oven and hob with extractor fan over. Television aerial point. Radiator.



Landing

Doors to three bedrooms and bathroom. Access to the loft.

23 High Street, Pershore WR10 1AA

Master Bedroom 12' 1" x 10' 5" (3.68m x 3.17m)

Double glazed window to the front aspect. Television aerial point. Door to the en-suite. Radiator.



En-suite 8' 2" x 6' 3" (2.49m x 1.90m)

Double glazed window to the front aspect. Shower cubicle with mains fed shower. Vanity wash hand basin with mixer tap. Low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring.

Bedroom Two 13' 7" x 8' 2" (4.14m x 2.49m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three 11' 5" x 10' 4" (3.48m x 3.15m)

Double glazed window to the rear aspect. Radiator.



Bathroom 7' 0" x 5' 2" (2.13m x 1.57m)

Panelled bath with mains shower over. Vanity wash hand basin. Low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring.



Garden

Laid to lawn with a patio seating area.

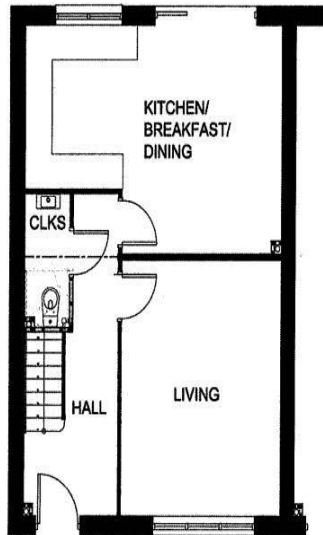
Tenure: Freehold

Council Tax Band: TBC

The brochure is representative of the barn. Carpets and flooring are shown as an example.

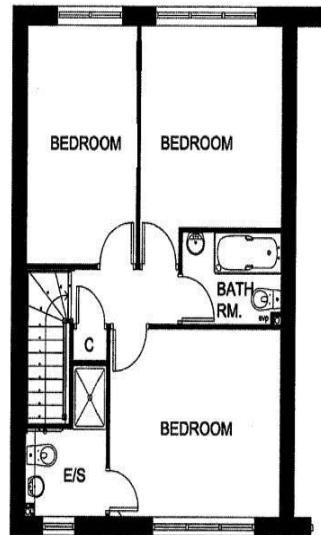


Approximate not to scale
Approx internal sq ft 1053



GROUND FLOOR PLAN

Approximate not to scale
Approx internal sq ft 1053



FIRST FLOOR PLAN

MISREPRESENTATION ACT 1991

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