



Meadow Walk Persnore

£275,000

- Three bedroom semi-detached house
- Refurnished throughout to very high standard
- Living room with a modern inset electric living flame fire
- Kitchen/dining room with countryside views
- Separate utility room
- Well maintained fore and rear gardens
- Close proximity to Persnore town centre

Nigel Poole
& Partners

Meadow Walk

Pershore

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****THREE BEDROOM SEMI-DETACHED HOUSE**** Refurbished to a high standard by the current owners. Entrance hall; living room; kitchen/dining room with countryside views; separate utility room; three bedrooms and a bathroom. The rear garden is laid to lawn with a patio seating area. Stunning countryside views within close proximity to Pershore town centre with amenities. Easy access to Pershore train station, Worcester Parkways train station and excellent links to the motorway.

Front

Laid to lawn with planting.

Entrance Hallway 12' 8" x 3' 8" (3.86m x 1.12m)

Double glazed door and window to the front aspect. Doors to the kitchen and living room. Stairs rising to the first floor. Laminate flooring. Radiator.

Living Room 17' 5" x 10' 10" (5.30m x 3.30m)

Double glazed window and door to the rear garden. Inset electric living flame fire. Space for an inset 55" television. Radiator.



Kitchen/Dining Room 18' 4" x 10' 5" (5.58m x 3.17m)

max

Double glazed window to the front and side aspect. Wall and base units surmounted by Quartz worksurface. Stainless steel sink and drainer with mixer tap. Integrated eye level Bosch oven and Bosch induction hob with extractor fan over. Integrated fridge freezer and dishwasher. Under stairs storage cupboard. Door to the utility room. Laminate flooring. Radiator.



Utility Room 8' 8" x 5' 6" (2.64m x 1.68m)

Double glazed door and window to the rear garden. Door to the w.c. Space and plumbing for appliances. Sink with mixer tap. Pantry. Cupboard housing the Micron Glow Worm gas fired boiler. Laminate flooring.

W.C. 5' 0" x 2' 7" (1.52m x 0.79m)

Obscure double glazed window to the rear aspect. Low flush w.c. Laminate flooring.

Landing

Doors to three bedrooms and bathroom. Access to loft (part boarded). Airing cupboard housing the hot water tank.

Bedroom One 10' 11" x 10' 5" (3.32m x 3.17m)

Double glazed window to the front aspect. Radiator.

Bathroom Two 12' 2" x 10' 7" (3.71m x 3.22m)

Double glazed window to the front aspect. Storage cupboard. Radiator.

23 High Street, Pershore WR10 1AA

Bedroom Three 10' 11" x 6' 8" (3.32m x 2.03m)

Double glazed window to the rear aspect. Radiator.

Family Bathroom 10' 6" x 4' 11" (3.20m x 1.50m)

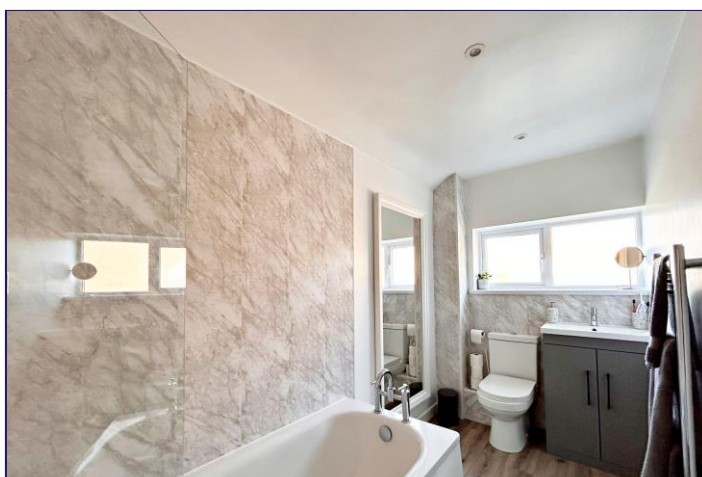
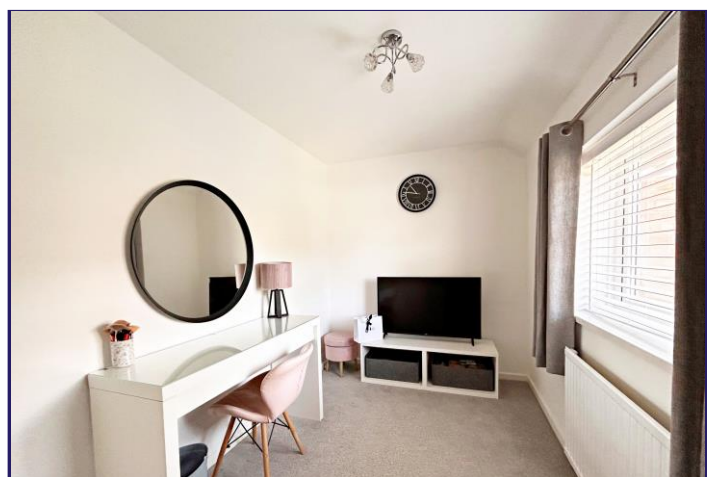
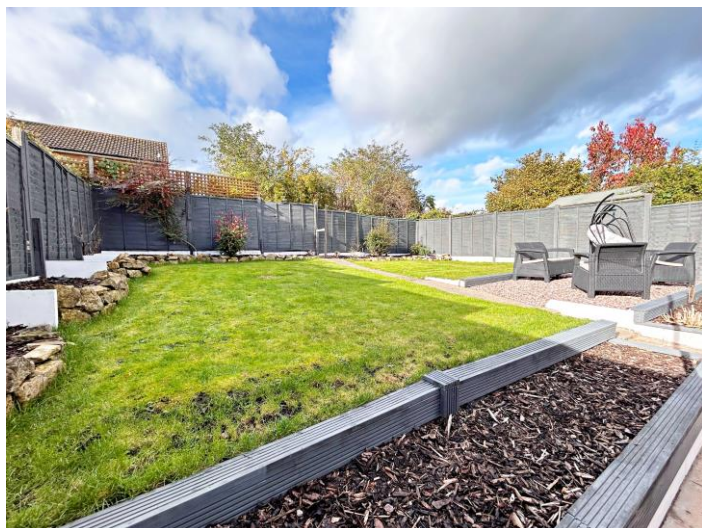
Obscure double glazed window to the side aspect. Panelled bath with electric Triton shower. Aqua splashbacks. Vanity hand wash basin. Low flush w.c. Laminate flooring. Central heated ladder rail.

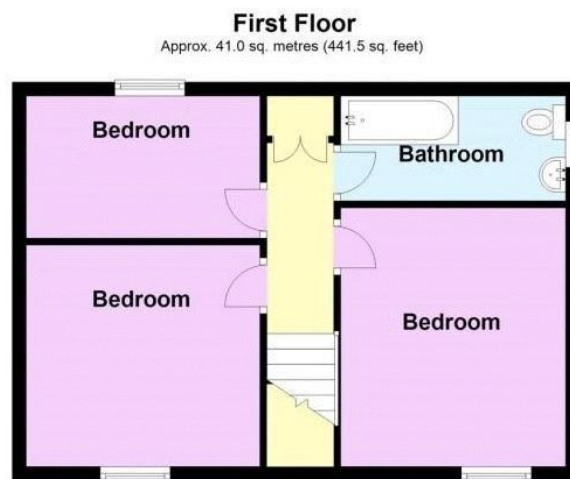
Garden

Laid to lawn with a patio seating area. Mature planting. Gated access to the front of the property.

Tenure: Freehold

Council Tax Band: B





Total area: approx. 89.1 sq. metres (958.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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