



Woodleigh, Drakes Broughton

Asking Price: £220,000

- A delightful two bedroom terraced cottage which has been recently renovated throughout
- Located in a secluded, quiet village location
- Sitting room with open plan dining room
- Fitted kitchen
- Garden at the front of the cottage with summer house (with light and power) and a small rear courtyard
- Off road parking
- NO CHAIN

**Nigel Poole
& Partners**

tel 01386 556506

www.nigelpoolestateagents.co.uk

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****GARDEN WITH SUMMER HOUSE AND PARKING**** This delightful two-bedroom terrace cottage is nestled in a secluded, quiet location in a sought after village with amenities. The property is accessed over a gravelled drive and through the fore garden which has a variety of mature planting. You enter the cottage through a storm canopy porch into a light and airy open plan sitting/dining room. The dining room has a chimney breast which could easily be opened up for the installation of a wood burner or for use as an open fireplace. An archway leads into the sitting room with stairs to the first floor. The fitted kitchen overlooks (and with access into) the rear courtyard. On the first floor are two bedrooms - both with fitted wardrobes. The shower room is located on the ground floor (at the bottom of the staircase). The garden is predominately located to the front of the cottage and has a patio seating area and summer house with light and power. Off road parking. Drakes Broughton is a thriving, communal village with a first and middle school (which feeds to Pershore High School), church, village hall, two public houses and shops including a general store, hairdressers and fish and chip takeaway. The new Worcester Parkway station is only a 5-minute drive from the village and will have direct links to Birmingham, London and Cheltenham. **NO CHAIN.**

Front

The Nook is located in an L-shaped plot with the garden predominately to the front of the cottage. A gravelled drive (accessed off Woodleigh) leads to the lawned garden with a variety of mature planting including trees, shrubs and flowering plants. The garden has a patio seating area plus a wooden summer house with light and power.

Entrance Hall

An open fronted porch with tiled floor leads into sitting room.

Dining Room 10' 9" max x 13' 11" (3.27m x 4.24m)

Double glazed window to the front aspect. Plaster boarded chimney breast. Laminate wood flooring. Television aerial point. Radiator. Archway into the dining room. Wooden latched door into the kitchen.

Sitting Room 13' 8" x 8' 7" (4.16m x 2.61m)

Double glazed window to the front aspect. Step up to stairs rising to the first floor with storage cupboard below. Wooden latched door into the shower room. Radiator.



Kitchen 11' 7" x 7' 2" (3.53m x 2.18m)

Double glazed window to the rear aspect. Range of wall and base units surmounted by work surface. Sink and drainer with mixer tap. Integrated appliances including; washing machine, four ring electric hob with extractor hood, oven and a fridge. Radiator. Wooden latched door into sitting room. Glazed door into the courtyard rear garden.



Landing

Wooden latched doors into the bedrooms.

Bedroom One 13' 10" max x 8' 11" max (4.21m x 2.72m)

Double glazed window to the front aspect. Fitted wardrobe/cupboard. Airing cupboard housing Vaillant gas fired combination boiler. Radiator. Sloped ceiling in parts.

Bedroom Two 10' 5" x 8' 8" (3.17m x 2.64m)

Double glazed window to the front aspect. Fitted wardrobe/cupboard. Radiator. Access into the loft. Sloped ceiling in parts.



Shower Room 7' 3" x 6' 2" (2.21m x 1.88m)

Located on the ground floor. Obscure double glazed window to the rear aspect. Shower cubicle with mains fed shower. Pedestal wash hand basin. Low flush w.c. Radiator. Tiled splash backs. Fitted storage/shelving unit.



Rear Courtyard

Enclosed by fencing with gated access onto Bettle Close. Hard landscaped. Watering tap.

Summerhouse 11' 0" x 7' 5" (3.35m x 2.26m)

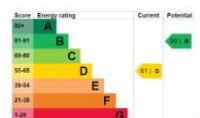
Two double glazed windows to side aspect. Laminate wood flooring. Light and power. Electric heater.



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