



Rail Ground Pershore

£245,000

- Three bedroom semi-detached house
- Living room with bay window to the front aspect
- Kitchen/dining room
- Cloakroom
- Private rear garden
- Driveway accessed from Three Springs Road with parking for three vehicles
- Close proximity to Pershore town centre

**Nigel Poole
& Partners**

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****THREE BEDROOM SEMI-DETACHED HOUSE**** Entrance hall; living room with a bay window to the front aspect; kitchen/dining room and cloakroom. On the first floor there are three bedrooms and a bathroom. The garden is laid to lawn with a patio seating area. Garden shed. Driveway off Three Springs Road with parking for three vehicles. Opportunity to extend subject to planning consent. Easy access to Pershore train station, Worcestershire Parkways train station and excellent links to the motorway. Pershore is a thriving town with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre, leisure centre and schools.

Front

Tarmacadam driveway with parking for three vehicles accessed from Three Springs Road. Raised planted beds. Electric socket.

Entrance Hall

Door to the living room. Stairs rising to the first floor.

Living Room 14' 9" x 13' 8" (4.49m x 4.16m) max

Double glazed bay window to the front aspect. Door to the under stairs storage cupboard. Door to the kitchen/dining room. Telephone point. Radiator.



Kitchen/Dining Room 14' 9" x 8' 5" (4.49m x 2.56m)

Double glazed window to the rear aspect. Door to the rear hall leading to the cloakroom and door to the garden. Wall and base units with magic circle cupboards for easy access. Surmounted by work surface. One and a half stainless steel sink and drainer with mixer tap. Tiled splashbacks and flooring. Space and plumbing for appliances. Extractor fan. Radiator.



Cloakroom 5' 3" x 2' 7" (1.60m x 0.79m) max

Obscure double glazed window to the side aspect. Wall mounted wash hand basin and low flush w.c. Tiled splashbacks and flooring. Cupboard housing the Vaillant gas fired boiler.

Landing

Double glazed window to the side aspect. Doors to three bedrooms and the bathroom. Access to the loft.

Bedroom One 11' 7" x 9' 7" (3.53m x 2.92m) max

Double glazed window to the rear aspect. Radiator.

Bedroom Two 11' 0" x 9' 0" (3.35m x 2.74m) max

Double glazed window to the front aspect. Radiator.

Bedroom Three 8' 6" x 8' 0" (2.59m x 2.44m) max

Double glazed window to the rear aspect. Radiator.

Bathroom 6' 6" x 6' 0" (1.98m x 1.83m)

Obscure double glazed window. Panelled bath with mains fed shower over. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Envirovent extractor fan system fitted in 2021. Central heated ladder rail.

Garden

The rear garden is laid to lawn with a patio seating area. Gated access to the driveway. Garden shed.



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 1HL



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