



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

# 11 Lower Croft, Cropthorne, Pershore, Worcestershire. WR10 3NA

£290,000

3 1 1



A three bedroom mid terraced property, which has been recently renovated, to include new central heating and updated throughout to provide a good size and flexible family home, within easy reach of local schooling, Pershore and Evesham. The property further benefits from a rear garden with the potential for parking at the rear.

Accommodation comprising: Entrance Porch, Hall, good size Sitting Room with contemporary wood panelling to chimney breast and double opening doors to the rear initially onto decked area, open plan Kitchen/Dining Room with newly fitted Kitchen and integrated appliances to include fridge freezer, dishwasher, oven and hob. From Kitchen, door into rear lobby and downstairs Cloakroom. To the first floor: Spacious landing with built in storage, Bedroom 1, a large double with views over the green to front, Bedroom 2, a further good size double with views over the green to the front and Bedroom 3 overlooking rear garden with views to the side, an updated family Bathroom with contemporary styling to include black fittings.

Outside: To the front is a well maintained foregarden. The rear has a decked area leading to lawn, further gravelled patio and path to the far end.

**Kitchen/Dining Room** - 5.3m x 4.6m (17'4" x 15'1")

**Rear Lobby** - 2.2m x 1.9m (7'2" x 6'2")

**Sitting Room** - 5.3m x 3.5m (17'4" x 11'5")

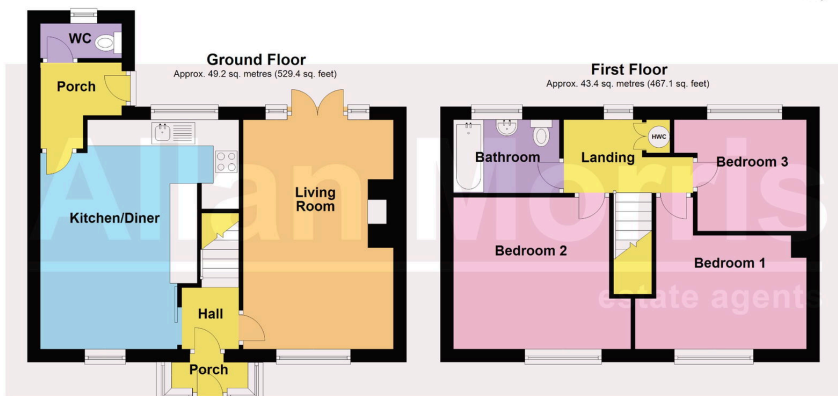
**Bedroom 1** - 4.1m x 3.6m (13'5" x 11'9")

**Bedroom 2** - 4m x 3.6m max (13'1" x 11'9")

**Bedroom 3** - 3.2m max x 2.6m (10'5" x 8'6")

**Bathroom** - 2.6m x 1.7m (8'6" x 5'6")





Total area: approx. 92.6 sq. metres (996.5 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- NO ONWARD CHAIN
- 3 Bedroom Terraced house
- Finished to a good standard
- Updated throughout
- Local schooling & amenities
- Good size garden
- Council Tax Band: C

