



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

14 Lower Croft, Crophorne, Pershore, Worcestershire. WR10 3NA

Offers Over £240,000

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A very well presented three bedroom mid terrace family home, situated in a quiet location within the sought after village of Crophorne.

Accommodation briefly comprises: Entrance Hall, Living Room, Kitchen/Diner, Utility, Rear Lobby and downstairs Cloakroom. On the first floor: Three Bedrooms and Family Bathroom.

Outside: To the front is lawned foregarden and to the rear is charming private enclosed garden, offering a good degree of privacy.

LOCATION:

The property is located in the popular village of Crophorne, benefiting from Ofsted Rated 'Good' Primary School, as well as Public House. The village is ideally placed for easy access to both the towns of Evesham and Pershore, as well as to the Worcestershire Parkway Railway Station, giving direct access to a number of major cities across the country.

AGENT'S NOTE:

(1) The property is solid fuel heating and we understand Grants are available for replacement of heating system, if required.

(2) The property benefits from a south facing roof, ideal for the addition of PV Panels.

Living Room: - 5.31m x 3.48m (17'5" x 11'5")

Kitchen / Diner: - 5.31m x 4.55m (17'5" x 14'11")

Bedroom 1: - 4.04m x 3.53m (13'3" x 11'7")

Bedroom 2: - 4.01m x 3.53m (13'2" x 11'7")

Bedroom 3: - 3.23m x 2.59m (10'7" x 8'6")

Bathroom: - 2.44m x 1.68m (8'0" x 5'6")

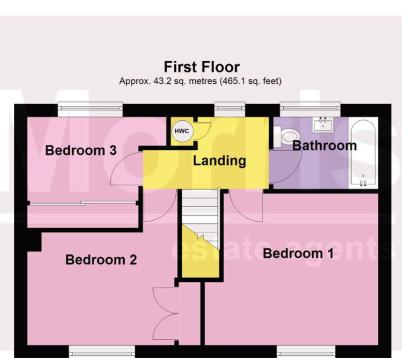




Ground Floor
Approx. 46.9 sq. metres (504.8 sq. feet)



First Floor
Approx. 43.2 sq. metres (465.1 sq. feet)



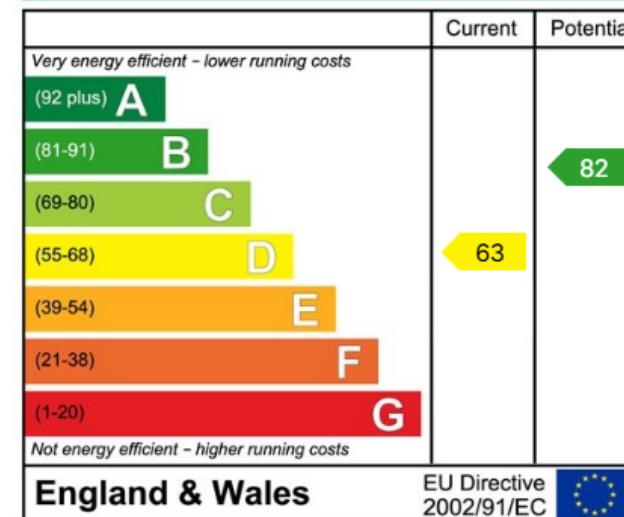
Total area: approx. 90.1 sq. metres (969.9 sq. feet)

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



- 3 Bedroom family home
- Kitchen/Diner
- Quiet cul-de-sac location
- Fully enclosed private garden
- Walking distance to Primary School
- Council Tax Band: C

Energy Efficiency Rating



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