



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Station Gardens, Eckington, Pershore, Worcestershire. WR10 3EZ

Offers Over £325,000

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A modern two bedroom detached Bungalow benefiting from a recently upgraded Kitchen, situated in a cul-de-sac location within the highly sought after village of Eckington.

Accommodation briefly comprises: Porch, Hallway, Living Room, Conservatory, re-fitted Kitchen, two Bedrooms and Bathroom.

Outside: To the front is a driveway and access into a single Garage. To the rear is a fully enclosed private garden.

LOCATION:

The property is located in the popular village of Eckington, benefiting from a number of amenities to include two Public Houses, well regarded Hotel, Village Hall, General Stores and Hairdressers. The village is ideally placed for easy access to the M5 motorway, as well as the market Town of Pershore approximately 2 miles to the north.

Kitchen - 2.57m x 4.03m (8'5" x 13'2")

Living Room - 4.16m x 3.44m (13'7" x 11'3")

Conservatory - 3.66m x 2.83m (12'0" x 9'3")

Bedroom 1 - 3.5m x 2.85m (11'5" x 9'4")

Bedroom 2 - 2.54m x 3.44m (8'4" x 11'3")

Bathroom - 2.03m x 2.85m (6'7" x 9'4")

Garage - 5.36m x 2.7m (17'7" x 8'10")





- Detached Bungalow
- 2 Bedrooms
- High quality re-fitted Kitchen
- Conservatory
- Driveway & Garage
- Private garden
- Sought after village location
- NO ONWARD CHAIN
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	