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 **MAYFAIR**
OFFICE GROUP

13 Lower Croft, Cropthorne, Pershore. WR10 3NA

£269,500

3 1 1



A wonderful opportunity to acquire a three bedroom end terrace family home, enjoying a most generous plot affording great potential for extension (subject to planning), if required, situated in a quiet location within the sought after village of Cropthorne.

Accommodation comprising: Porch, Hall, Living Room, open plan Kitchen/Diner, Utility and downstairs Cloakroom. On the first floor: Three Bedrooms and re-fitted Family Bathroom.

Outside: To the front is a foregarden and to the rear is a most generous and fully enclosed rear garden.

LOCATION:

The property is located in the popular village of Cropthorne, 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.

Kitchen - 3.48m x 2.59m (11'5" x 8'6")

Dining Area - 3.61m x 2.69m (11'10" x 8'10")

Living Room - 5.31m x 3.51m (17'5" x 11'6")

Bedroom 1 - 4.04m x 3.51m (13'3" x 11'6")

Bedroom 2 - 3.96m x 3.51m (13'0" x 11'6")

Bedroom 3 - 2.59m x 2.57m (8'6" x 8'5")

Bathroom - 2.39m x 1.68m (7'10" x 5'6")





Total area: approx. 88.2 sq. metres (948.9 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.



- 3 bedroom family home
- Spacious Living Room
- Open plan Kitchen Diner
- Most generous gardens
- Potential for extension
- Sought after village location
- Communal car parking area
- Council Tax Band C

