



## 6 Chestnut Close, Drakes Broughton Persnore

Guide Price **£225,000**

 **JONES &  
ASSOCIATES**  
BESPOKE ESTATE AGENCY



## 6 Chestnut Close

Drakes Broughton, Pershore

- 2-bedroom semi-detached property
- In need of some modernisation
- "C" rated energy efficient
- Entrance porch, & 15'7 x 15'6 living room
- Fitted kitchen/dining room & a conservatory
- Gas-fired central heating & double glazing throughout – Boiler installed in 2022
- Private driveway parking, and front & rear gardens
- Sought-after Worcestershire village of Drakes Broughton
- Ideal first time home, or buy to let investment

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C



Situated in the sought-after Worcestershire village of Drakes Broughton, this two-bedroom semi-detached property offers a fantastic opportunity for first-time buyers or investors alike. While in need of some modernisation, the home benefits from a solid layout and key features that provide a great foundation for improvement.

The accommodation includes an entrance porch, a generously sized living room (15'7" x 15'6"), and a fitted kitchen/dining room that opens into a conservatory, offering additional living space.

The property is equipped with gas-fired central heating and double glazing throughout, with a new boiler installed in 2022. It also holds a "C" rated EPC, highlighting its energy efficiency.

Outside, there is private driveway parking, along with front and rear gardens, providing scope for landscaping or further development.

With its village location, practical layout, and renovation potential, this property represents a great opportunity to add value in a desirable area.



# Chestnut Close

Approximate Gross Internal Area  
Ground Floor = 48.7 sq m / 524 sq ft  
First Floor = 34.4 sq m / 370 sq ft  
Total = 83.1 sq m / 894 sq ft

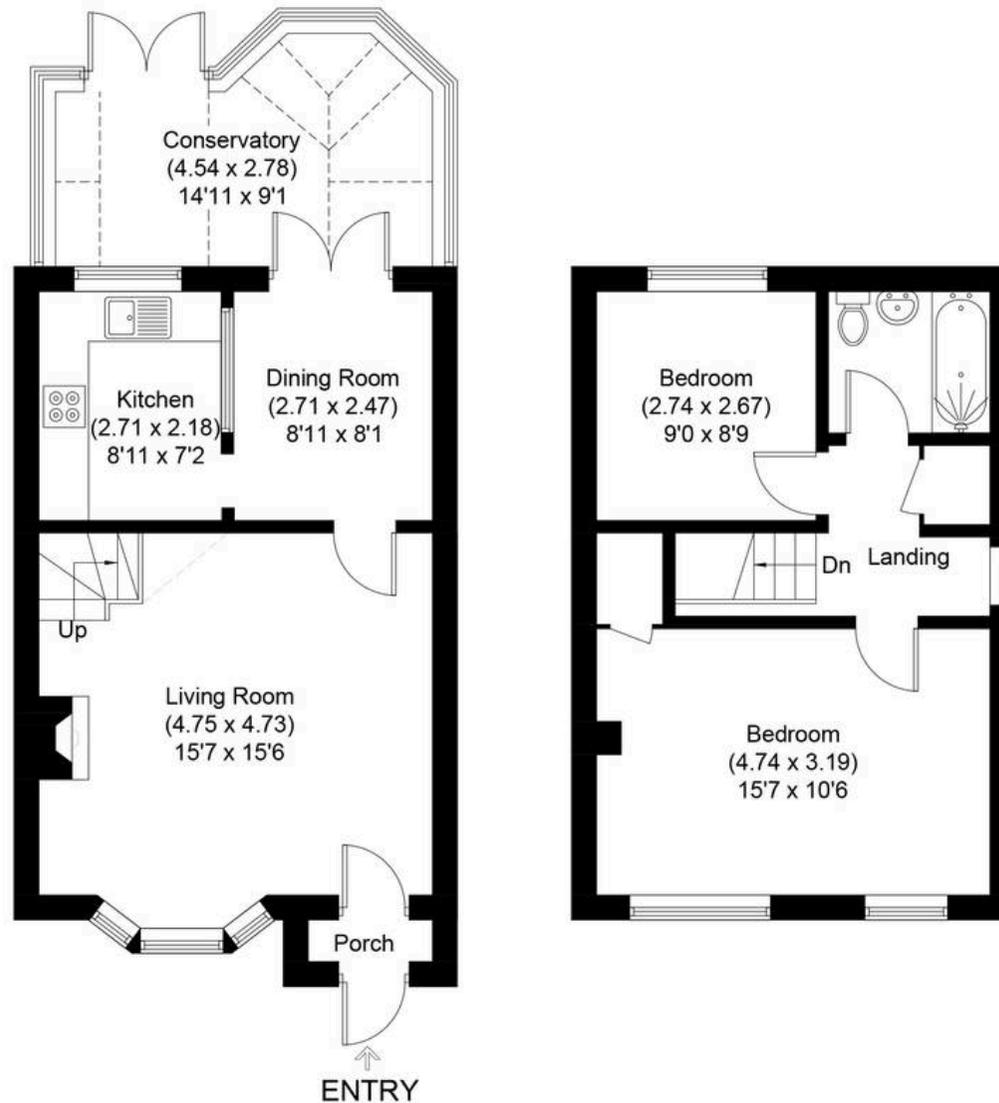


Illustration for identification purposes only, measurements are approximate, not to scale.



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