



11 Allesborough Court Persnore

£360,000

- Three bedroom NEW BUILD terraced barn
- Approximately 10 year warranty
- Superb open plan kitchen/living/dining room
- Private rear garden
- Air Source Heat Pump
- Allocated parking

**Nigel Poole
& Partners**

11 Allesborough Court

Pershore

£360,000

****THREE BEDROOM TERRACED BARN**** Entrance hall; cloakroom; open plan kitchen/living/dining room with French doors to the garden. Three bedrooms on the first floor, the master bedroom with en-suite shower room and there is a family bathroom. Corner plot with a private rear garden. Surrounded by beautiful countryside Pershore has independent retailers, coffee shops, Number 8 Theatre, leisure centre, public houses and restaurants. Allocated parking.

Entrance Hall 20' 6" x 4' 8" (6.24m x 1.42m) max

Doors to the cloakroom and kitchen/living/dining room. Stairs rising to the first floor. Karndean flooring. Radiator.

Cloakroom 5' 5" x 4' 9" (1.65m x 1.45m) max

Obscure double glazed window. Vanity wash hand basin. Low flush w.c. Central heated ladder rail. Tiled flooring and splashbacks.

Kitchen/Living/Dining Room 27' 8" x 19' 3" (8.43m x 5.86m)

Dual aspect double glazed windows with a French door to the garden. Two radiators. Wall and base units surmounted by Quartz worksurface. One and a half stainless steel sink with mixer tap. Integrated fridge freezer, dishwasher and washing machine. Integrated oven and hob with extractor fan over. Island with pan drawers surmounted by a wooden worktop. Television aerial point.



Master Bedroom 13' 7" x 11' 6" (4.14m x 3.50m)

Double glazed window. Radiator. Television aerial point. Door to the en-suite.

En-suite 7' 9" x 3' 6" (2.36m x 1.07m) max

Obscure double glazed window. Shower cubicle with mains rainfall shower. Vanity wash hand basin. Low flush w.c. Central heated ladder rail. Tiled splashbacks and tiled flooring.

Bedroom Two 13' 8" x 9' 6" (4.16m x 2.89m) max

Double glazed window. Radiator. Television aerial point.

Bedroom Three 13' 7" x 6' 5" (4.14m x 1.95m)

Double glazed window. Radiator. Television aerial point.

Bathroom 8' 4" x 5' 2" (2.54m x 1.57m)

Panelled bath with mains shower. Vanity wash hand basin. Low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring.

Garden

Private rear garden laid to lawn with a patio seating area.

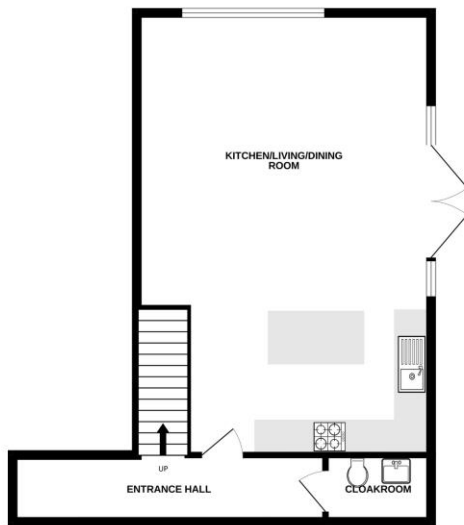


Tenure: Freehold

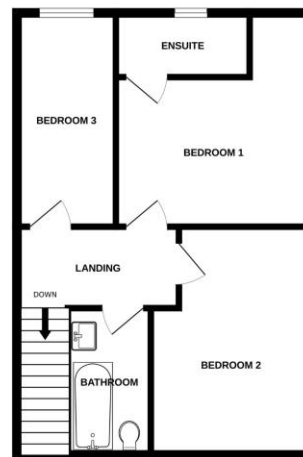
Council Tax Band: TBC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Approx internal sq ft 1202

MISREPRESENTATION ACT 1991

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