



12 Allesborough Court Pershore

£330,000

- 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**

12 Allesborough Court

Pershore

£330,000

****THREE BEDROOM TERRACE BARN-STYLE NEW BUILD**** Entrance hall; cloakroom; kitchen/living/dining room with French doors to the garden. Three bedrooms on the first floor, the master bedroom with views to Malvern Hills; en-suite shower room and there is a family bathroom. Private rear garden. Surrounded by beautiful countryside Pershore has independent retailers, coffee shops, Number 8 theatre, leisure centre, public houses and restaurants Allocated parking

Front

Block paved allocated parking.

Entrance Hall

Doors to the cloakroom, Storage cupboard, under stairs storage and to the kitchen/dining/living room. Stairs rising to the first floor. Glass and oak balustrade. Radiator.

Cloakroom 5' 7" x 3' 6" (1.70m x 1.07m)

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

Kitchen/Living/Dining Room 28' 7" x 19' 5"

(8.71m x 5.91m) max

Double glazed window to the rear aspect with double glazed French doors to the garden. Wall and base units surmounted by Quartz work surface. 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. Television aerial point. Two radiators.



Master Bedroom 12' 8" x 9' 10" (3.86m x 2.99m) max

Double glazed window. Television aerial point. Radiator. Views to Malvern Hills.

En-suite 9' 10" x 6' 4" (2.99m x 1.93m) max

Double glazed window. Shower cubicle with mains rainfall shower. Vanity wash hand basin. Low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring. Views to Malvern Hills.



Bedroom Two 12' 7" x 10' 9" (3.83m x 3.27m)

Double glazed window. Television aerial point. Radiator. Views to the countryside.

Bedroom Three 14' 0" x 8' 3" (4.26m x 2.51m)

Double glazed window. Television aerial point. Radiator. Views to the countryside.

Bathroom 7' 8" x 4' 6" (2.34m x 1.37m) max

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



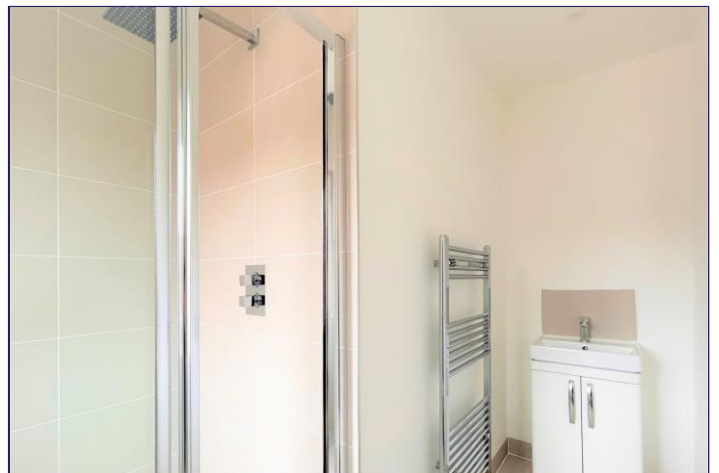
Garden

Laid to lawn with a patio seating area.

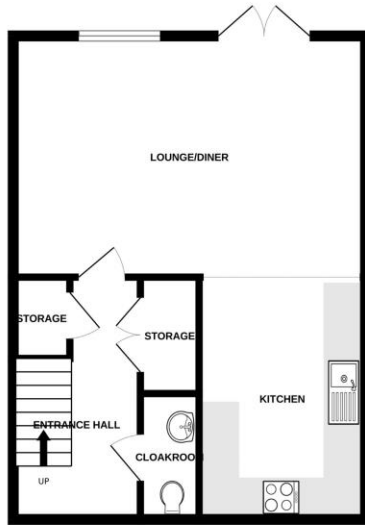


Tenure: Freehold

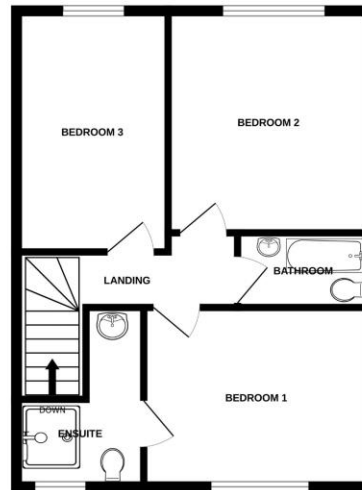
Council Tax Band: TBC



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. The 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.
Made with Metropix ©2023

Approx internal sq ft 1138

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330