



Loughmill Road Persnore

£350,000

- Four bedroom semi-detached house with corner plot
- Living room and separate dining room
- Superb open plan kitchen/dining room
- South Easterly facing rear garden
- Parking and garage/workshop
- Sought after location

Nigel Poole
& Partners

Loughmill Road

Pershore

£350,000

****FOUR BEDROOM SEMI DETACHED HOUSE LOCATED ON THE POPULAR VINEYARDS ESTATE ON THE OUTSKIRTS OF PERSHORE TOWN CENTRE**** Entrance porch; entrance hall; living room; dining room, superb open plan kitchen/dining room and a separate utility room. On the first floor there are four bedrooms-the master with en-suite plus a family bathroom. The South Easterly facing rear garden, low maintenance patio seating area and raised beds with planting. The fore garden is laid to lawn with planting. Corner plot with parking and garage/workshop to the rear of the property.

Front

Laid to lawn with planting. Steps to the entrance.

Entrance Porch 6' 5" x 6' 0" (1.95m x 1.83m)

Obscure double glazed door and window. Tiled flooring. Doors to the cloakroom, kitchen/dining room and entrance hall. Radiator.

Entrance Hall

Obscure double glazed window to the front aspect. Door to the living room. Stairs rising to the first floor.

Cloakroom 6' 5" x 2' 9" (1.95m x 0.84m) max

Obscure double glazed window to the front aspect. Vanity wash hand basin and low flush w.c. Tiled flooring. Central heated ladder rail.

Kitchen/Dining Room 15' 4" x 15' 3" (4.67m x 4.64m) max

Dual aspect double glazed windows to the fore and rear. Double glazed French doors to the garden. Wall and base units surmounted by worksurface. One and a half sink and drainer with mixer tap. Integrated electric oven and gas hob with extractor fan over. Tiled splashbacks and flooring. Breakfast bar. Space for a dining table. Space for a fridge freezer and a dishwasher. Radiator. Door to inner hall, under stairs cupboard, utility room and dining room.



Utility Room 7' 2" x 6' 1" (2.18m x 1.85m)

Obscure double glazed door and window to the rear aspect. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Space for appliances. Tiled splashbacks and flooring.

Dining Room 11' 8" x 9' 5" (3.55m x 2.87m)

Double glazed windows and French doors to the rear garden. Concertina doors to the living room.

Living Room 13' 5" x 13' 0" (4.09m x 3.96m)

Double glazed window to the front aspect. Concertina doors to the dining room. Radiator.



Landing

Access to the part boarded loft with ladder and light. Doors to bedrooms and bathroom.

Master Bedroom 15' 7" x 15' 4" (4.75m x 4.67m) max

Dual aspect double glazed windows to the fore and rear. Fitted wardrobes and drawers. Door to the en-suite. Radiator.

En-suite 6' 2" x 5' 6" (1.88m x 1.68m)

Obscure double glazed window to the rear aspect. Shower cubicle with Triton electric shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail. Laminate flooring.

Bedroom Two 11' 7" x 10' 5" (3.53m x 3.17m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three 13' 0" x 10' 0" (3.96m x 3.05m)

Double glazed to the front aspect. Radiator.

Bedroom Four 9' 11" x 6' 5" (3.02m x 1.95m)

Double glazed window to the side aspect. Radiator.

Family Bathroom

Obscure double glazed window to the rear aspect. Panelled bath with Triton electric shower over. Vanity wash hand basin and low flush w.c. Tiled splashbacks. Laminate flooring. Radiator.

Garden

Hard landscape low maintenance rear garden with raised planted beds. Gated access.

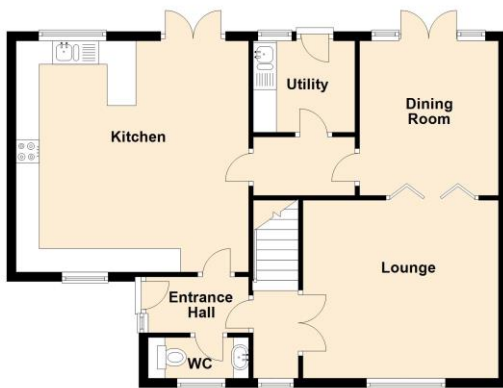
Garage/Workshop

Up and over door.

Tenure: Freehold

Council Tax Band: C





Ground Floor
Approx. 68.6 sq. metres (738.5 sq. feet)



First Floor
Approx. 63.4 sq. metres (682.6 sq. feet)

Total area approx. 132.0 sq. metres (1421.1 sq. feet)



MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, any contract for the sale or lease of the property, and 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

