



Desjardins Way Persnore

Offers Over: £260,000

- Three bedroom semi-detached house
- Popular residential location
- Two allocated parking spaces
- Well presented throughout
- Lounge
- Kitchen/dining room with patio doors into the garden
- Three bedrooms and shower room on the first floor

**Nigel Poole
& Partners**

Desjardins Way

Pershore

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****THREE BEDROOM SEMI-DETACHED HOUSE IN A SOUGHT AFTER RESIDENTIAL LOCATION**** This property is well presented throughout with two allocated parking spaces. Entrance hall with w.c.; lounge; kitchen/dining room with integrated including oven/hob, fridge freezer and dishwasher. The dining area has patio doors into the garden. Three bedrooms and refitted shower room on the first floor. Enclosed rear garden with patio seating area.

Front

A block paved drive provides parking to two vehicles. Hard landscaped garden with pathway leading to the entrance door under a storm canopy porch.

Entrance Hall

Obscure double glazed entrance door. Tiled floor. Radiator.

W.C. 4' 9" x 3' 7" (1.45m x 1.09m)

Low flush w.c. Wash hand basin. Radiator. Tiled floor and splash backs.

Lounge 16' 2" x 11' 9" (4.92m x 3.58m)

Double glazed window to the front aspect. Stairs rising to the first floor. Television aerial point. Two radiators. Doors into kitchen and entrance hall.



Kitchen/Dining Room 14' 8" x 8' 10" (4.47m x 2.69m)

Kitchen area with double glazed window to the rear aspect. Range of wall and base units surmounted by work surface with upstands. Wall units with down lights. One cupboard housing the Ideal gas fired combination boiler. One and half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include four ring electric hob with extractor fan (with glass splash back); Electrolux oven/grill; fridge freezer and dishwasher. Space and plumbing for a washing machine. Ceiling spot lights. Dining area with double glazed French doors into the garden. Under stairs storage cupboard. Radiator. Quartz tiled floor.



Landing

Access into loft. Doors leading off.

Bedroom One 11' 9" mini x 8' 0" (3.58m x 2.44m)

Double glazed window to the front aspect. Double fitted wardrobe with mirrored doors. Radiator.

Bedroom Two 11' 2" x 8' 0" (3.40m x 2.44m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three 8' 8" x 6' 4" (2.64m x 1.93m)

Double glazed window to the front aspect. Fitted cupboard with shelving over stair well. Radiator.



Shower Room 6' 5" x 5' 6" (1.95m x 1.68m)

Obscure double glazed window to the rear. Corner shower cubicle with mains fed rainfall/twin head shower. Vanity wash hand basin. Low flush w.c. Vinyl flooring. Shaver point. Ladder/towel rail. Down lights and extractor fan.

Rear Garden

The enclosed rear garden has been re-landscaped by the current owners. It has two patio/hard landscaped level leading to a further hard landscaped area with wooden storage shed and small lawn.

Tenure: Freehold

EPC: C

Council Tax Band: C

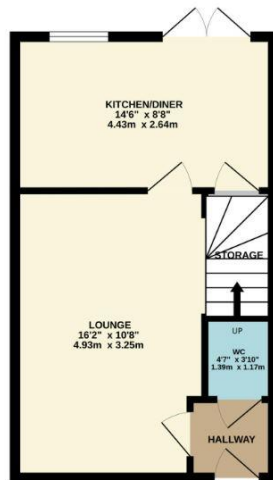
Broadband and Mobile Information

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3GA

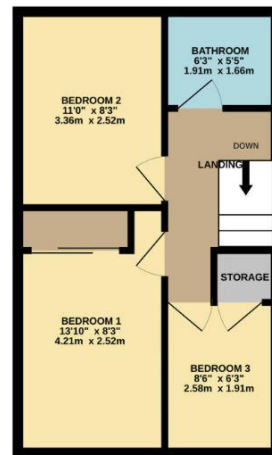




GROUND FLOOR
361 sq. ft. (33.5 sq.m.) approx.

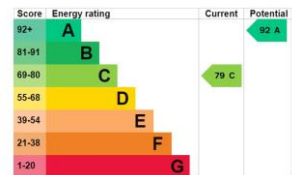


1ST FLOOR
361 sq. ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq. ft. (67.0 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the description 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 operation is offered on our part.
Made with floorplan 02124



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