



Holloway Persnore

£335,000

- Three bedroom semi-detached house
- Living/dining room
- Kitchen
- Fore and rear gardens
- Garage and driveway
- Views to Bredon Hill and Malvern Hills
- Sought after town location

Nigel Poole
& Partners

Holloway

Pershore

£335,000

THREE BEDROOM SEMI-DETACHED FAMILY HOME WITH COUNTRYSIDE VIEWS

Entrance hall; cloakroom; living/dining room, conservatory and kitchen. On the first floor there are three bedrooms - bedroom one with superb views to Bredon Hill and Malvern Hills and there is a family bathroom. The enclosed rear garden is laid to lawn with a rockery and a pond. Garage and driveway providing parking for several vehicles. The property would benefit from some updating. Easy access to Pershore town centre with its independent retailers, the Pershore train station, Worcester Parkways train station and excellent links to the motorway.

Front

Fore garden laid to lawn with planting. Driveway with parking for several vehicles.

Entrance Hall

Double glazed window to the side aspect. Obscure entrance door. Radiator. Doors to the cloakroom, living/dining room and kitchen.

Living/Dining Room 22' 1" x 12' 0" (6.73m x 3.65m)

max

Double glazed window to the front aspect. Single glazed metal framed door and window to the conservatory. Two radiators.



Conservatory 9' 9" x 6' 7" (2.97m x 2.01m)

Double glazed sliding patio doors to the rear aspect.

Kitchen 12' 10" x 7' 5" (3.91m x 2.26m)

Single glazed metal framed windows. Obscure single glazed door to the garden. Wall and base units surmounted by work surface. One and a half stainless steel sink and drainer with mixer tap. Tiled splashbacks. Radiator. Wall mounted gas fired Potterton boiler.

Landing

Double glazed window to the side aspect. Doors to three bedrooms and a bathroom. Access to the loft.

Bedroom One 12' 6" x 11' 11" (3.81m x 3.63m)

Double glazed window to the front aspect. Views to Bredon Hill and the Malvern Hills across open countryside. Radiator.

Bedroom Two 12' 2" x 9' 6" (3.71m x 2.89m)

Double glazed window to the rear aspect. Cupboard housing the hot water tank. Radiator.

Bedroom Three 7' 11" x 6' 5" (2.41m x 1.95m) max

Double glazed window to the front aspect with views. Vaulted ceiling. Radiator.

Bathroom 9' 0" x 5' 11" (2.74m x 1.80m) max

Obscure double glazed window to the rear aspect. Panelled bath with mains shower, pedestal wash hand basin and low flush w.c. Tiled splashbacks. Radiator.

Garden

Laid to lawn with a rockery and pond. Established planting. Shed.



Tenure: Freehold

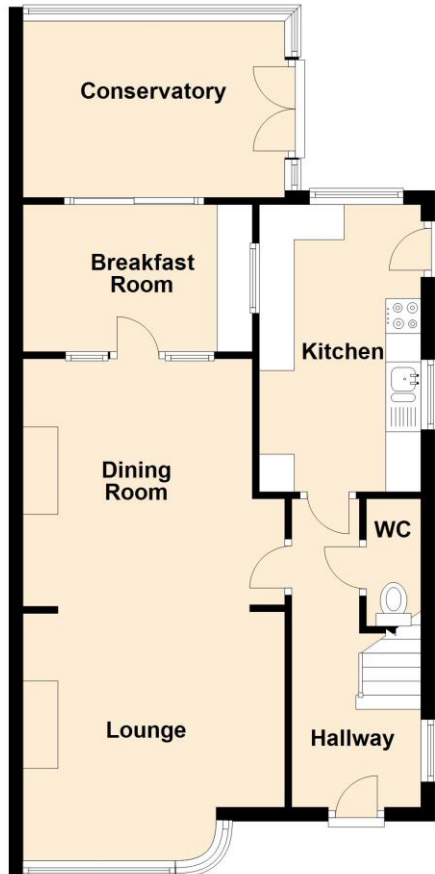
Council Tax Band: D

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 1HP**



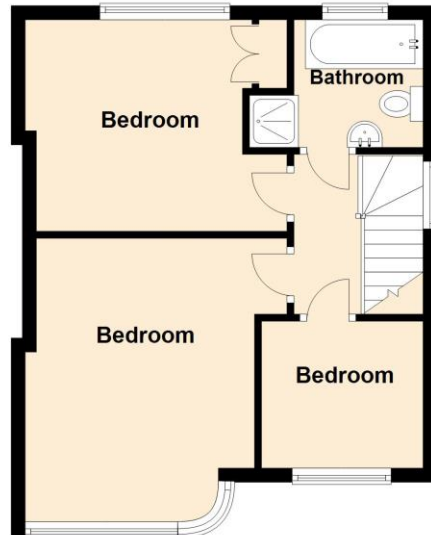
Countryside views to Bredon Hill and Malvern Hills





Ground Floor

Approx. 61.0 sq. metres (656.4 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.7 sq. feet)

Total area: approx. 99.1 sq. metres (1067.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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