



# Masons Ryde Persnore

£315,000

- A lovely three bedroom three storey mid terrace town house
- Ground floor kitchen, lounge/dining room and conservatory
- First floor with living room and a double bedroom
- Second floor bedroom, master bedroom with an en-suite and a separate bathroom
- South facing rear garden
- Convenient town location
- No upward chain

**Nigel Poole  
& Partners**

# Masons Ryde

Pershore

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**\*THREE BEDROOM MID TERRACE THREE STOREY TOWN HOUSE WITH GARAGE AND DRIVEWAY\*\*** The property offers flexible living accommodation with interchangeable living. The kitchen; lounge/dining room and conservatory are on the ground floor, the living room and a double bedroom on the second floor and two further bedrooms, the master with en-suite and a family bathroom on the third floor. The enclosed South facing rear garden is low maintenance with patio seating areas and mature planting. Convenient location in the heart Pershore town centre with amenities including shops, restaurants, the Number 8 theatre, cafes, doctors, dentists and leisure facilities.

## Front

Walled low maintenance fore garden. Entrance with storm canopy.

## Kitchen 8' 2" x 7' 9" (2.49m x 2.36m)

Double glazed window to the front aspect. Wall and base units surmounted by work surface. One and a half ceramic sink and drainer with mixer tap. Tiled splashbacks. Integrated oven and hob. Integrated dishwasher, fridge and freezer. Cupboard housing the gas fired Worcester boiler. Tiled flooring. Radiator.



## Entrance Porch

Glazed door to the entrance hall. Tiled flooring.

## Entrance Hall

Doors to the kitchen, lounge/dining room and storage cupboard. Stairs rising to the first floor. Covered radiator.

## Lounge/Dining Room 11' 7" x 11' 7" (3.53m x 3.53m)

Double glazed sliding doors to the conservatory. Door to the cloakroom. Radiator.

## Conservatory 11' 2" x 6' 4" (3.40m x 1.93m)

Built of brick and double glazed windows. French doors to the garden. Tiled flooring.

## Cloakroom 5' 6" x 2' 6" (1.68m x 0.76m)

Pedestal wash hand basin. Low flush w.c. Tiled splashbacks and flooring.

## First Floor Landing

Doors to the living room and bedroom. Radiator. Stairs rising to the second floor.

## Living Room 11' 8" x 11' 6" (3.55m x 3.50m)

Two double glazed windows to the rear aspect. Fireplace with marble surround and hearth housing the living flame gas fire. Storage cupboard. Two radiators.



## Bedroom Two 11' 6" x 8' 3" (3.50m x 2.51m) max

Two double glazed window to the front aspect. Storage cupboard. Radiator.

## Second Floor Landing

Doors to the master bedroom, third bedroom/office, bathroom and the airing cupboard housing the hot water tank. Access to the loft.

## Master Bedroom 11' 10" x 9' 5" (3.60m x 2.87m) max

Double glazed window to the rear aspect. Fitted wardrobe. Door to the en-suite. Radiator.

## En-suite 8' 3" x 4' 0" (2.51m x 1.22m) max

Shower cubicle with a Triton electric shower. Pedestal wash hand basin and low flush w.c. Central heated ladder rail. Tiled flooring.

## Bedroom Three 8' 5" x 8' 0" (2.56m x 2.44m) max

Double glazed window to the front aspect. Storage cupboard. Radiator.

## Bathroom 6' 1" x 5' 5" (1.85m x 1.65m)

Panelled bath with a Triton electric shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks and flooring. Radiator.

## Garage

Up and over door with light and power.

## Garden

South facing low maintenance courtyard garden with patio seating areas and planting. Gated access to the rear.



## Council Tax Band: D

## Tenure: Freehold

### 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-IJG>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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N446 Ravensworth 01670 713330

