



Pershore Road, Hampton

Guide Price £280,000

- Beautifully presented period property
- Three bedrooms
- Modernised through-out
- Original features
- In the heart of Hampton
- Double garage
- Front & rear gardens
- ****VIEWING AVAILABLE 7 DAYS A WEEK****

**Nigel Poole
& Partners**

Pershore Road,

Hampton, Evesham

Guide Price £280,000

****BEAUTIFULLY APPOINTED THREE BEDROOM PERIOD PROPERTY WITH DOUBLE GARAGE IN THE HEART OF HAMPTON**** Modernised through-out and extended this beautifully presented 3 bedroom period property internally offers 3 bedrooms, family bathroom, snug, lounge and generous kitchen diner. Externally the property boasts front and rear gardens, double garage with electric and rear access. Conveniently located in the heart of Hampton and walking distance to local amenities.

Front

The property is approached via a walled and gated front garden, gravel path and bordered by mature shrubs and planting

Entrance Hallway

Original minton tiles underfoot, radiator, doors leading to snug and lounge with stairwell leading to the bedrooms on first floor

Snug

Engineered floor flooring underfoot, feature fireplace and surround, UPVC DG bay window to front aspect, radiator and double doors leading to lounge



Lounge

Carpeted flooring, feature fireplace, radiator, opens into kitchen diner

Kitchen diner

Laminate flooring underfoot, skylight above. Kitchen island with integrated wash hand basin with drainer and mixer taps. Kitchen diner with worktops, mix of wall and base units, under unit downlights, spot lighting through-out, space for cooker with customer extractor over. Doors leading to garden, utility & family bathroom.



Family Bathroom

Partly tiled, bath with shower over, stand alone wash hand basin, low flush wc, lino underfoot, UPVC DG window to side aspect, radiator x2.

Bedroom 1

Carpet underfoot, two UPVC DG windows to front aspect, radiator, storage unit over stairwell

Bedroom 2

Carpet underfoot, UPVC DG window to rear aspect, radiator

Bedroom 3

Wooden floorboards underfoot, radiator, UPVC DG window to rear aspect

Rear Garden

Beautifully appointed and thoughtfully laid - mix of patio and gravelled areas leading to lawned garden with laid path and borders leading to double garage and rear access

Garage

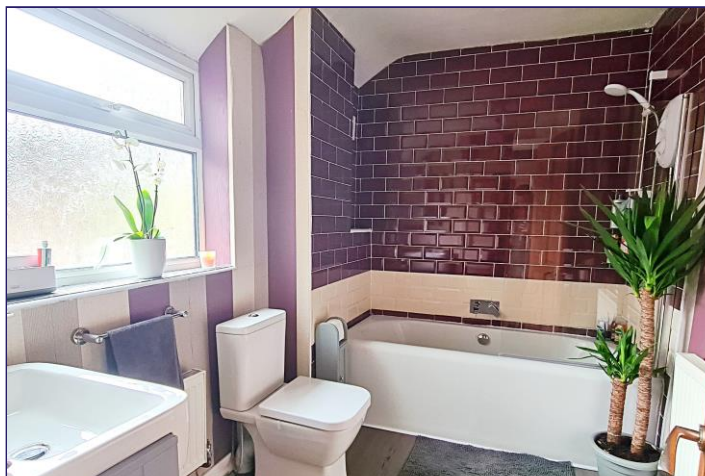
Hardstanding, double garage and lighting/ electric with rear access

Tenure: Freehold

Council Tax Band: B

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 WR11 2PJ





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute an offer, and no liability for errors or misdescription is accepted. Any intention of the statements contained in these particulars is to provide information only. The Agents accept no liability for any errors or misdescription. They do not have authority to make or give representation on behalf of the Seller.

ity
ach
s of



rightmove.co.uk
The UK's number one property website

i330