



Holloway Persnore

£435,000

- Detached two bedroom bungalow
- Kitchen/dining room with patio door to the rear garden
- Master bedroom with en-suite
- Well established garden with vegetable garden and a summer house
- Detached garage and parking for several vehicles
- Sought after location

**Nigel Poole
& Partners**

Holloway

Pershore

£435,000

****BEAUTIFULLY PRESENTED DETACHED TWO BEDROOM BUNGLAOW**** Entrance hall; living room and kitchen/dining room. Two double bedrooms - the master bedroom with en-suite and there is a separate bathroom. The enclosed rear garden is laid to lawn with a patio seating area, summer house and greenhouse. Garage and driveway providing parking for several vehicles. With easy access to Pershore town centre, independent retailers, the Pershore train station, Worcester Parkways train station and excellent links to the motorway.

Entrance Hall 18' 9" x 6' 6" Max (5.71m x 1.98m)

Obscure double glazed door. Luxury vinyl flooring. Access to the part boarded loft. Doors to the living room, kitchen, bedrooms and bathroom.

Living Room 19' 11" x 11' 8" (6.07m x 3.55m)

Double glazed picture window to the side aspect. Double glazed French doors to the rear garden. Marble surround fire place with remote controlled living flame electric fire. Two radiators.



Kitchen/Dining room 12' 0" x 19' 10" Max (3.65m x 6.04m)

Double glazed sliding door to the garden; double glazed stable door to the side aspect. Wall and base units surmounted by work surface. Tiled splash back. Ceramic one and a half sink with mixer tap. Integrated fridge freezer; Neff induction hob; oven; microwave; washing machine and dishwasher. Tiled flooring. Radiator.

Master Bedroom 9' 11" x 11' 8" (3.02m x 3.55m)

Double glazed bay window to the front aspect. Door to the en-suite. Radiator.



En-suite 8' 11" x 3' 10" (2.72m x 1.17m)

Obscure double glazed window to the side aspect. Mains shower with tiled splashbacks; vanity wash hand basin and low level w.c. Extractor fan. Central heated ladder rail. Shaver point.

Bedroom Two 11' 7" x 9' 10" (3.53m x 2.99m)

Double glazed window to the front aspect. Fitted wardrobe and over head cupboards. Radiator.

Bathroom

Obscure double glazed window to the side aspect. Pedestal hand wash basin and low level w.c. Panelled bath with mixer tap; over head Mira electric shower. Tiled splash back. Electric extractor fan. Shaver point. Radiator.

Garage 9' 9" x 18' 0" (2.97m x 5.48m)

Up and over garage door; electric points and lighting.

Garden

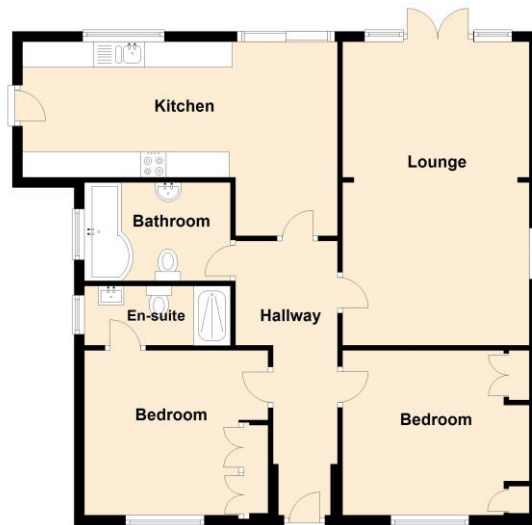
Fore garden laid to lawn; gravel driveway with parking for multiple vehicles. Rear garden laid to lawn with vegetable patch and greenhouse. Summerhouse. Outside water tap.

Tenure: Freehold

Council Tax Band: D

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Ground Floor

Approx. 84.2 sq. metres (906.0 sq. feet)

Total area: approx. 84.2 sq. metres (906.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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