



Holloway Drive

£375,000

- Four bedroom detached home in a popular residential location
- In need of upgrading/modernisation
- Lounge with doors into the dining room
- Study/ play room
- Family bathroom and ground floor cloakroom
- South facing rear garden
- Garage and parking
- NO CHAIN

**Nigel Poole
& Partners**

Holloway Drive

Pershore

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****FOUR BEDROOM DETACHED HOME WITH SOUTH FACING REAR GARDEN IN NEED OF MODERNISATION**** This light and airy detached house has been owned by family since new. It is in need of upgrading/modernisation but will make a lovely family home. Entrance hall with w.c. Lounge with double doors into the dining room. The dining room has patio doors into the garden. Kitchen. Study/playroom. Four bedrooms on the first floor and family bathroom. Enclosed South facing rear garden with gated side access. Garage with light and power. Popular residential location. NO CHAIN.

Front

The front garden is laid to lawn with gated side access into the garden. A drive provides parking with a pathway leading to the entrance porch.

Entrance Porch

Double glazed sliding door.

Entrance Hall 14' 1" x 4' 7" (4.29m x 1.40m)

Hand made obscure glazed entrance door. Fitted cupboards. Stairs rising to the first floor with storage cupboard below (with light). Doors into lounge, study kitchen and w.c.

Lounge 13' 9" x 12' 8" (4.19m x 3.86m)

Double glazed window to the front aspect. Wooden fireplace with gas fire. Pendant light fitting with matching wall lights. Coving to the ceiling. Obscure glazed double doors with side windows in the dining room. Television point.



Dining Room 12' 0" x 9' 0" (3.65m x 2.74m)

Double glazed window to the rear aspect. Obscure double doors with side windows into the lounge. Door into the kitchen.

Kitchen 12' 5" max x 8' 10" (3.78m x 2.69m)

Double glazed window to the rear aspect. Range of wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Double 'eye level' oven and grill. Four ring electric hob. Space for under counter fridge, freezer, slimline dishwasher and washing machine. Alcove housing the electric hot air heating and water boiler. Obscure double glazed door into the garden. Doors into the entrance hall and dining room.

Study 7' 9" x 5' 11" (2.36m x 1.80m)

Double glazed window to the front aspect.

W.C. 6' 0" x 2' 8" (1.83m x 0.81m)

Low level w.c. Wash hand basin. Tiled splash back. Fitted wall cupboard.

Landing

Double glazed window to the side aspect. Airing cupboard with shelving and hot water cylinder. Access into loft (which is insulated, part boarded with light and ladder). Doors leading off.

Bedroom One 14' 9" max x 9' 4" min (4.49m x 2.84m)

Double glazed window to the rear aspect with far reaching view to Bredon Hill. Double fitted wardrobe. Vanity wash hand basin.



Bedroom Two 14' 5" max x 8' 2" (4.39m x 2.49m)

Double glazed window to the front aspect. Fitted wardrobe.

Bedroom Three 9' 7" x 8' 1" (2.92m x 2.46m)

Double glazed window to the front aspect. Fitted wardrobe.

Bedroom Four 9' 2" x 6' 6" (2.79m x 1.98m)

Double glazed window to the rear aspect.

Bathroom 7' 9" x 6' 3" (2.36m x 1.90m)

Obscure double glazed window to the rear aspect. Panelled bath with mixer/shower head tap. Pedestal wash hand basin. Low level w.c. Electric towel radiator.

South Facing Rear Garden

Enclosed by fencing with gated side access. Covered patio seating area to the side of the kitchen and behind the garden which extends to the rear of the property. The garden is laid to lawn with planted borders. The rear boundary has conifer hedging. There is an ornamental fish pond, watering tap and electricity point. Access into the rear of the garage, kitchen and dining room. Gated access to the front.



Garage 17' 0" x 8' 8" (5.18m x 2.64m)

Up and over door to the front. Light and power. Pedestrian door to the rear.

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 1JL

Tenure: Freehold

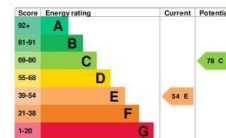
Council Tax band: E

EPC: TBC





Total area: approx. 127.9 sq. metres (1376.4 sq. feet)



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