



Hanson Way, Pershore

Asking Price: £329,950

- Three bedroom detached house
- In need of modernisation
- Lounge, breakfast kitchen and dining room
- Bathroom and ground floor w.c.
- Cul-de-sac location
- Walking distance to town centre
- Enclosed parking area and detached garage
- NO CHAIN

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11 Hanson Way

Pershore

£329,950

****THREE BEDROOM DETACHED HOUSE IN NEED OF MODERNISATION**** Located in a cul-de-sac within walking distance of Pershore town centre. Entrance porch; entrance wall with w.c.; lounge; dining room; breakfast kitchen; two double and a single bedrooms - master with range of fitted wardrobes; bathroom. Detached garage and parking. Enclosed rear garden. NO CHAIN.

Front

Double gates lead to the drive and garage. The front garden is laid to lawn with mature planting.

Entrance Porch

Obscure double glazed entrance door and window to the side. Quarry tiled.

Entrance Hall

Stairs rising to the first floor with storage cupboard below. Radiator.

Lounge 13' 5" x 11' 3" (4.09m x 3.43m)

Double glazed window to the front aspect. Wooden fireplace surround with gas fire. Coving to the ceiling with two pendant light fittings. Radiator. Television point. Glazed door into dining room.



Dining Room 9' 1" x 8' 10" (2.77m x 2.69m)

Double glazed sliding patio door into the rear garden. Coving to the ceiling. Radiator.



Kitchen 9' 2" x 8' 9" (2.79m x 2.66m)

Double glazed window to the rear aspect. Door to side leading onto drive. Kitchen is fitted with a range of wall and base units surmounted by work surface.. Oven and four ring gas hob with extractor. One and a half bowl sink with mixer tap and drainer. Tiled splash backs. Space and plumbing for washing machine. Space for under counter fridge. Recently replaced wall mounted Worcester gas-fired combination boiler. Radiator. Space for breakfast table.

W.C.

Obscure double glazed window to the front aspect. Low level w.c. Wall mounted wash hand basin. Tiled splash backs. Radiator.

Landing

Double glazed window to the side aspect. Airing cupboard with shelving. Access into loft. Doors leading off.

Bedroom One 11' 4" x 12' 3" min (3.45m x 3.73m)

Double glazed window to the rear aspect. Built-in wardrobes. Radiator.



Bedroom Three 8' 11" x 7' 0" (2.72m x 2.13m)

Double glazed window to the rear aspect. Radiator.

Bathroom 6' 5" x 6' 0" (1.95m x 1.83m)

Obscure double glazed window to the front aspect. Matching suite: Panelled bath with Mira electric shower; pedestal wash hand basin and low level w.c. Tiled splash backs. Radiator.



Bedroom Two 11' 2" x 8' 4" (3.40m x 2.54m)

Double glazed window to the front aspect. Radiator.



Garden

The enclosed rear garden is laid to lawn with a patio area and range of mature planting. It has a pathway leading to the detached garage and drive. Watering tap.



Detached Garage 18' 0" x 8' 9" (5.48m x 2.66m)

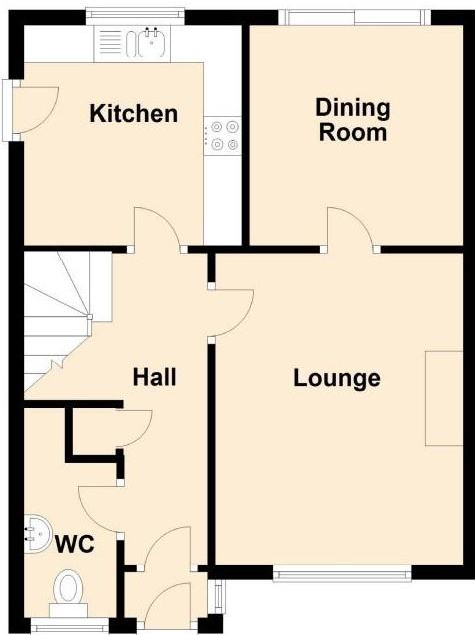
Up and over door to the front. Pedestrian door to the rear. Light and power. Sensor lighting.

Tenure: Freehold

Council Tax Band: D

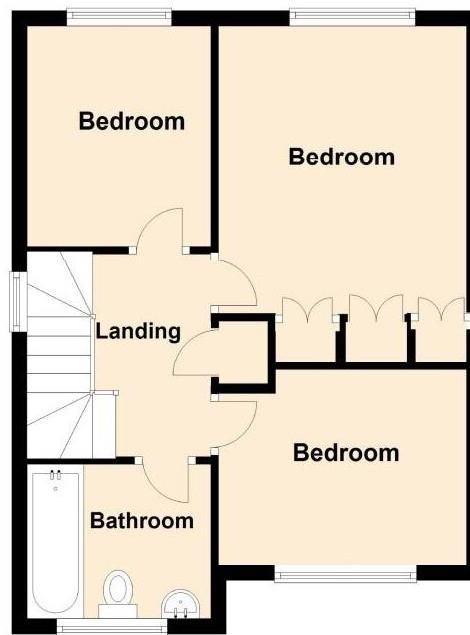
Broadband and Mobile Information

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 2QW



Ground Floor

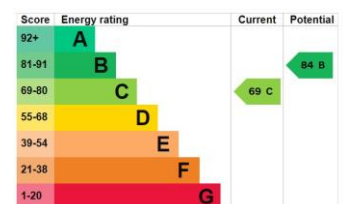
Approx. 42.3 sq. metres (455.6 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.6 sq. feet)

Total area: approx. 84.6 sq. metres (911.1 sq. feet)



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