



# Avon Road Persnore

Asking price: £230,000

- Three bedroom end-terrace house
- Dual aspect lounge
- Open plan kitchen/dining room
- Enclosed garden with patio areas
- Off road parking
- NO CHAIN

**Nigel Poole  
& Partners**

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Pershore

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**\*\*A THREE BEDROOM END-TERRACE PROPERTY\*\*** Entrance hall; dual aspect lounge; open plan kitchen and dining room. On the first floor are three bedrooms - two doubles and a single plus a bathroom. The rear garden is laid to lawn, with patio seating area and pergola. The brick built garden room also offers a utility and a w.c. There is a gate into the passageway with access to the front of the property. Driveway provides off road parking. Located within easy access to Pershore town centre, Pershore train station, Worcester Parkways train station and excellent links to the motorway.

## Front

Double fronted end terraced home. Block paved driveway with space for multiple vehicles.

## Entrance Hall 6' 11" x 6' 6" (2.11m x 1.98m)

Obscure double glazed entrance door. Doors to the living room and kitchen/ dining room; stairs rising up to the first floor. Radiator. Laminate flooring throughout the downstairs.

## Living Room 17' 5" x 11' 5" Max(5.30m x 3.48m)

Obscure glazed door into the living room. Double glazed window to the front aspect. Double glazed sliding door to the rear. Pedant light with electric fan. Fireplace with an electric living flame fire. TV point. Radiator.



## Kitchen/Dining room 17' 5" x 11' 9" Max (5.30m x 3.58m)

Double glazed window to the front and rear aspects. Double glazed door to the garden room. Range of wall and base units surmounted with worktop. Tiled splash back. Hotpoint electric oven. Extractor fan. Stainless steel sink and drainer with mixer tap. Space for a fridge and washing machine. Under stairs storage cupboard. Radiator.



## Garden Room 12' 11" x 8' 11" Max (3.93m x 2.72m)

Double glazed windows and door to the rear access. Door to the utility room, w.c. and side access. Watering tap.

## W.C. 5' 1" x 2' 8" (1.55m x 0.81m)

Obscure double glazed window to the side aspect. Low flush w.c. vanity wash hand basin.

## Utility room 6' 6" x 6' 8" (1.98m x 2.03m)

Double glazed window to the rear aspect. Range of wall and base units surmounted by worksurface. Belfast sink. Tiled splashback and flooring. plumbing and electric.

## Bedroom One 13' 11" x 11' 8" max (4.24m x 3.55m)

Double glazed window to the front aspect. Pendant light with fan. Storage cupboard. Access to the loft. Radiator.

## Bedroom Two 11' 5" x 11' 9" Max(3.48m x 3.58m)

Double glazed window to the front aspect. Pendant light. Radiator.

## Bedroom Three 8' 5" x 7' 5" (2.56m x 2.26m)

Double glazed window to the rear aspect. Pendant light. Storage cupboard with sliding door. Radiator.

## Bathroom 7' 7" x 5' 4" (2.31m x 1.62m)

Obscure double glazed window to the rear aspect. Pedestal wash hand basin with mixer tap. low flush w.c. Panelled bath with over head mixer shower. Extractor fan. Tiled splash back and flooring. Radiator.

## Landing 8' 11" x 2' 11" (2.72m x 0.89m)

Pendant light fitting. Storage airing cupboard. Cupboard housing the combi boiler.

**Tenure: Freehold**

**Council Tax: B**

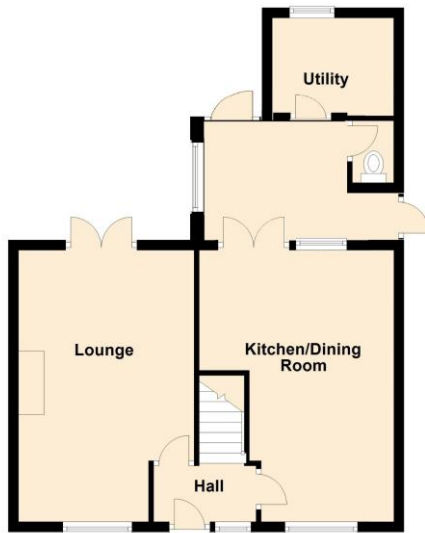
## Internet and Broadband Information

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 1NU

## Garden

Multi level patio areas. Steps up to the lawn. Bedding plant areas. Shed. Wooden built pergola. Watering tap.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**MISREPRESENTATION ACT 1991**

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