



# Railway Terrace Pinvin

£265,000

- Three bedroom terrace house
- Two bedrooms and a bathroom on the first floor
- Second floor third bedroom with views to Malvern Hills
- Kitchen/dining room
- Well maintained fore and rear gardens
- No upward chain

Nigel Poole  
& Partners

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**\*\*THREE BEDROOM TERRACE HOUSE\*\*** Porch; living room; kitchen/dining room and cloakroom. Two double bedrooms on the first floor and a bathroom. Further double bedroom on the second floor. The rear garden has a decked seating area with steps down to the lawn. Mature planting. Garden shed with power.

## Front

The fore garden is laid to lawn. Pathway to the entrance door and shared pathway to the side and rear garden. Enclosed brick porch. Obscure double glazed composite door to the living room. Double glazed window to the side aspect.

### Living room 15' 9" Max x 12' 5" (4.80m x 3.78m)

Double glazed bay window to the front aspect. Living flame gas fire with a wood and marble fireplace. Radiator. Obscure glazed door to the kitchen/dining room



### Kitchen/Dining Room 20' 7" x 12' 4" (6.27m x 3.76m) Max

Double glazed windows to the rear aspect. Range of wall and base units surmounted by worksurface. Space and plumbing for a washing machine and a slim line dishwasher. One and a half sink with drainer. Mixer tap with two flow settings. Door to the rear hall with obscure double-glazed door to the garden and a folding door to the cloakroom. Radiator.



### Cloakroom 4' 3" x 3' 4" (1.29m x 1.02m)

Obscure double glazed window to side aspect. Vanity wash hand basin with low level w.c. and sensor flush.

### Master Bedroom 13' 11" x 10' 6" (4.24m x 3.20m)

Double glazed window to the front aspect and a double glazed feature window. Pendant light. Radiator.

### Bedroom Two 9' 10" x 9' 11" (2.99m x 3.02m)

Double glazed window to the rear aspect. Under stairs storage with hanging rail. USB electric points. Pendant light fitting. Radiator.

### Bedroom Three 13' 11" x 22' 9" (4.24m x 6.93m) Max

Double glazed window to the front aspect. Double glazed Velux window to the rear. Built in shelving and enclosed eaves storage. Access to the loft. Radiator.



## Bathroom 8' 1" x 10' 5" (2.46m x 3.17m) Max

Obscure double glazed window to the rear aspect. Shower cubicle with mains fed shower. Tiled splashbacks. Panelled bath with mixer tap, pedestal wash hand basin and low level w.c. Radiator. Door to airing cupboard housing a gas fired Worcester combi-boiler.

Tenure: Freehold

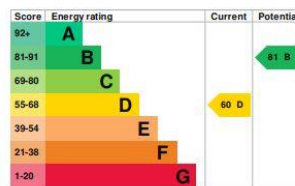
Council Tax Band: B

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## Garden

Decked patio seating area with slope and steps down to the lawn. Low maintenance with mature planting. Shed with power.





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