



Railway Terrace, Pershore

Offers over: £230,000

- 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
- Potential for a dropped curb
- **VIEWING AVAILABLE 7 DAYS A WEEK**

Nigel Poole
& Partners

Railway Terrace

Pershore

Offers over: £230,000

****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. Pinvin village itself has a local shop, petrol station and public house with the town centre of Pershore a few minutes' drive having a range of independent shops, pubs and restaurants, supermarkets, a leisure centre and the thriving Number 8 community arts centre offering films, live events and courses. Pinvin has excellent transport connections, easy access to Pershore train station and Worcestershire Parkway station.

Front

Fore garden 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 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 work surface. 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 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 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.

23 High Street, Pershore WR10 1AA

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 mixer 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.



Garden

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

Tenure: Freehold

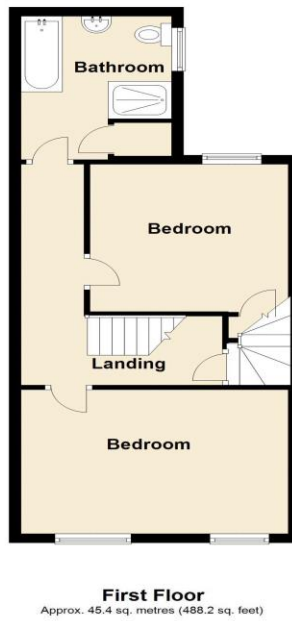
Council Tax Band: B

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 2DP

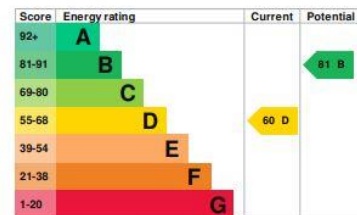
Additional Information:

We are led to believe that the current owner has approached Worcestershire Ringway and been informed that planning permission would NOT be required to install a dropped kerb at Railway Terrace. A general application to Worcestershire County Council is required. They will instruct Ringway to visit, measure for the dropped kerb and then provide a quote. The dropped kerb could be installed with-in a 6-to-8-week timeframe.





Total area: approx. 121.7 sq. metres (1310.3 sq. feet)



MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330