



Darke Croft Hampton

Guide Price £250,000

- Exceptional finish throughout
- 2 double bedrooms
- Ensuit to master
- South facing garden
- Fabulous views reaching the cotswolds
- Sought after location
- Off-street parking for 2 cars
- ****VIEWING AVAILABE 7 DAYS A WEEK****

**Nigel Poole
& Partners**

Darke Croft

Hampton

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****BEAUTIFULLY PRESENTED 2 BEDROOM END TERRACED, HIGH END FINISH THROUGHOUT WITH FABULOUS VIEW AND TASTEFULLY DESIGNED AND FINISHED SOUTH FACING GARDEN**** Internally boasting 2 double bedrooms, family bathroom, master with ensuite, lounge and kitchen diner with utility area. Externally the property benefits from 2 off-street parking spaces, side access and a fabulous south facing landscaped garden.

Front

Off-street parking for 2 cars

Entrance Hallway

Amtico underfoot stairs leading to 1st floor / bedrooms & family bathroom and doors into Lounge

Lounge

Carpeted flooring, UPVC DG window to front aspect, radiator and door leading to kitchen diner



Kitchen/Diner

Fabulous kitchen diner, high quality finish through, mix of wall and base units integrated bosch oven with hob & extractor fan over, dishwasher, wash hand basin with drainer. Recently refurbished and reconfigured utility space and additional work surfaces and unit space, radiator, amtico flooring underfoot, UPVC DG french doors to rear garden.



Landing

Carpeted flooring, doors leading to both bedrooms and family bathroom

Bedroom 1

Carpeted flooring, integrated wardrobes, radiator, UPVC DG window to rear aspect and ensuit

Master ensuit

Walk in shower, wash hand basin, low flush wc, part tiled, UPVC GD window to rear aspect and carpet underfoot.

Bedroom 2

Carpeted flooring, integrated and bespoke wardrobes, UPVC DG window to front aspect, radiator

Family Bathroom

Low flush wc, wash hand basin, UPVC DG window to side aspect, bath with shower over, heated towel rail and carpeted flooring underfoot.

23 High Street, Pershore WR10 1AA

Rear Garden

Beautifully designed and laid out south facing, mix of quality paving, thoughtfully planted borders and raised sitting area with side access

Tenure: Freehold

Council Tax Band: C

Broadband and Mobile Information

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 WR11 2SG



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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