



Holloway Drive Pershore

Asking Price: £392,000

- Four bedroom detached family home (three doubles & single)
- Living room, dining room and study
- Kitchen with integrated appliances
- Planted fore and rear gardens
- Garage and driveway
- Close proximity to Pershore town centre
- No upward chain
- ****VIEWING AVAILABLE 7 DAYS A WEEK****

**Nigel Poole
& Partners**

Holloway Drive

Pershore

****FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT-AFTER TOWN LOCATION****

Porch; entrance hall; cloakroom; living room; dining room; study and kitchen. On the first floor there are four bedrooms (three doubles and one single) and a shower room. The rear garden is low maintenance with planting and patio seating areas. Garage and driveway. Pershore town centre, a thriving town with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre and schools. Easy access to motorway links and public transport with the Pershore train station and Worcester Parkway train station approx ten-minute drive away.

Front

Planted with a variety of roses. Block paved driveway.

Porch

Glazed sliding door. Tiled flooring. Double glazed door and window to the entrance hall.

Entrance Hall

Doors to the cloakroom, study, living room and kitchen. Storage cupboard and under stairs storage cupboard. Stairs rising to the first floor.

Cloakroom

Wash hand basin and a low flush w.c.

Living Room 14' 0" x 12' 7" (4.26m x 3.83m)

Double glazed window to the front aspect. Obscure glazed windows and French doors to the dining room. Brick built fireplace housing the gas fire.



Dining Room 11' 2" x 9' 1" (3.40m x 2.77m)

Double glazed patio doors to the garden. Door to the kitchen.

Kitchen 12' 5" x 8' 10" (3.78m x 2.69m)

Double glazed window to the rear aspect. Obscure double glazed door to the garden. Wall and base units surmounted by worksurface. One and a half sink and drainer with mixer tap. Integrated oven, hob, extractor fan, fridge and freezer. Space and plumbing for a washing machine. Tiled flooring and splashbacks. Gas fired Hi-Spec J65 Modairflow Series 2.



Study 7' 8" x 5' 9" (2.34m x 1.75m)

Double glazed window to the front aspect.

Landing

Double glazed window to the side aspect. Doors to bedrooms, bathroom and airing cupboard. Access to the loft.

Bedroom One 14' 8" x 11' 4" (4.47m x 3.45m)

Double glazed window to the rear with views to Bredon Hill. Fitted wardrobes and side tables. Vanity wash hand basin.

Bedroom Two 14' 3" x 8' 2" (4.34m x 2.49m)

Double glazed window to the front aspect. Storage cupboard.

Bedroom Three 9' 7" x 8' 2" (2.92m x 2.49m)

Double glazed window to the front aspect. Storage cupboard.

Bedroom Four 9' 2" x 6' 6" (2.79m x 1.98m)

Double glazed window to the rear aspect with views to Bredon Hill.

Shower Room 7' 10" x 6' 2" (2.39m x 1.88m)

Obscure double glazed window to the rear aspect. Shower cubicle with mains fed shower. Vanity wash hand basin and low flush w.c. Tiled splashbacks.

Garage 16' 11" x 8' 7" (5.15m x 2.61m)

Up and over garage with light and power. Water tap.

Garden

Low maintenance with planted beds and a patio seating area.



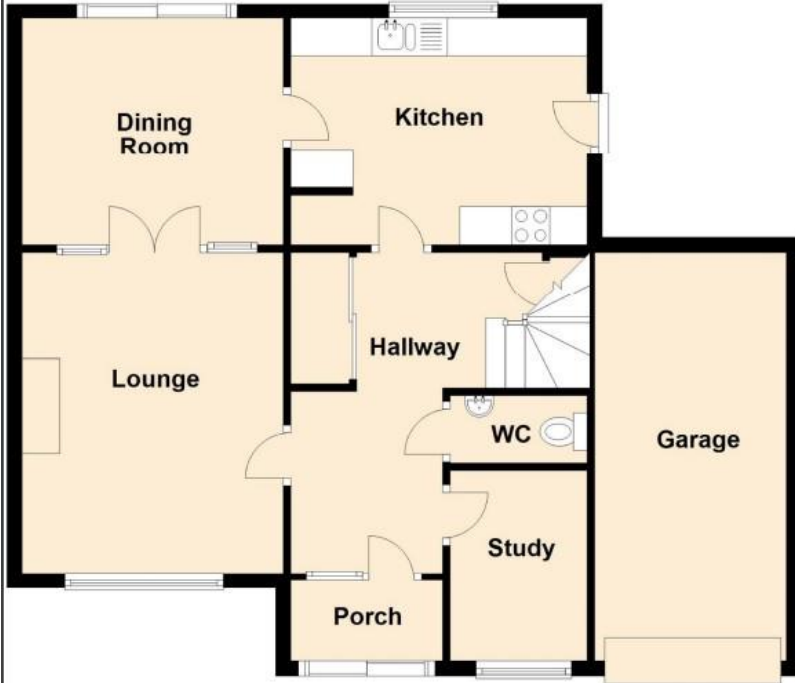
Tenure: Freehold

Council Tax Band: E



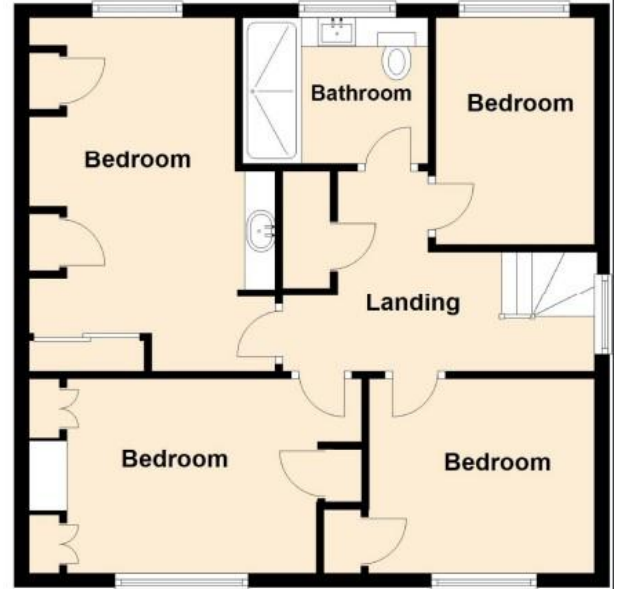
Ground Floor

Approx. 72.9 sq. metres (784.9 sq. feet)



First Floor

Approx. 54.9 sq. metres (591.5 sq. feet)



Total area: approx. 127.9 sq. metres (1376.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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N446 Ravensworth 01670 713330

