



# Holloway Drive Pershore

Asking Price: £390,000

- 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.



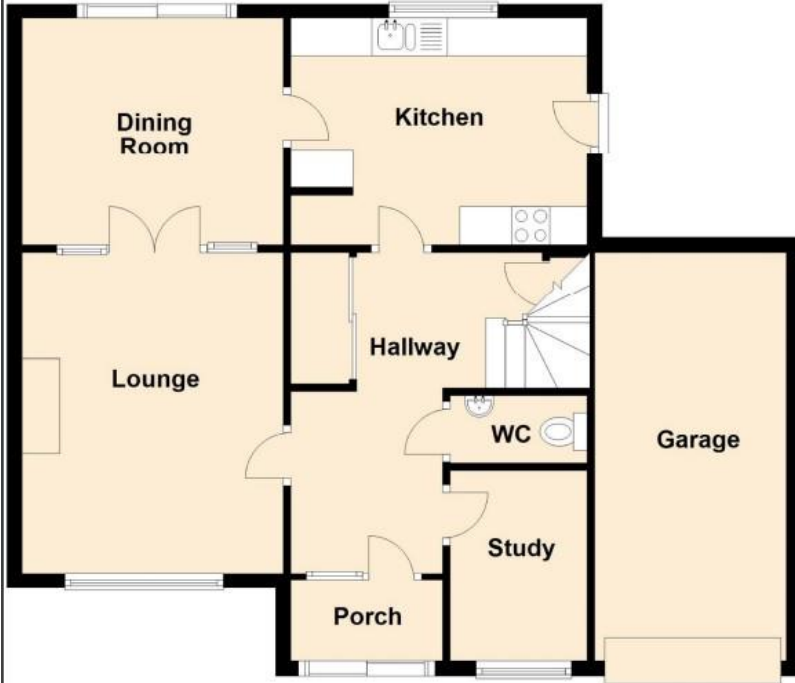
**Tenure: Freehold**

**Council Tax Band: E**



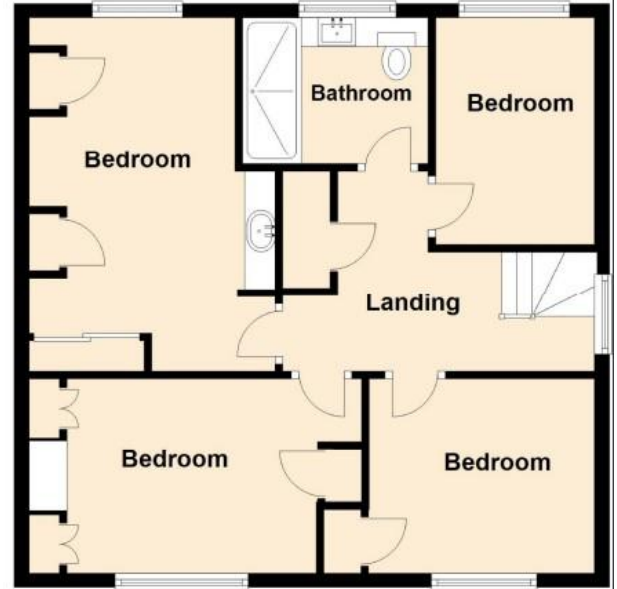
### Ground Floor

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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