



Holloway Persnore

Asking Price: £365,000

- Detached two bed bungalow
- Kitchen with integrated appliances
- Garden with mature planted borders and patio seating areas
- Driveway with garage and parking for several vehicles
- Sought after location
- ****VIEWING AVAILBALE 7 DAYS A WEEK****

**Nigel Poole
& Partners**

30 Holloway

Pershore

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****DETACHED TWO BEDROOM BUNGLAOW IN THE SOUGHT AFTER LOCATION OF PERSHORE**** Entrance porch; hallway; kitchen; living room; two double bedrooms; family bathroom and separate w.c. Driveway with parking for several vehicles and a garage. The established rear garden is laid to lawn with a patio and seating areas. Situated in the Georgian Town of Pershore with amenities, the beautiful Pershore Abbey and park, schools, doctors, a theatre, independent retailers, restaurants and public houses.

Front

Block pathed driveway for several vehicles. Mature planted borders. Access to the front porch. Side access to the rear garden and side door. Up and over door to the garage.

Entrance Porch

Composite obscure double glazed door and windows to the enclosed porch. Obscure double glazed door and side window to the entrance hall.

Hallway 4' 4" x 15' 11" (1.32m x 4.85m) max

Doors leading to the living room, bedrooms, bathroom and kitchen. Pendant light. Radiator.

Living room 14' 4" x 13' 9" (4.37m x 4.19m)

Double glazed window to the front aspect. Gas fire with surround. Pendant light fitting. Radiator.



Kitchen 12' 4" x 8' 10" (3.76m x 2.69m) Min

Double glazed to the rear aspect. Range of wall and base units surmounted by worktop. Stainless steel sink and drainer with mixer tap. Integrated 'Neff' electric hob, double oven and extractor. Space of fridge/ freezer. Serving hatch. Pendant light. Radiator.



Bathroom 6' 4" x 5' 9" (1.93m x 1.75m) Max

Obscure double glazed window to the rear aspect. Pendant hand wash basin. Low level w.c. Shower cubicle with tiled walls and glass screen with door, mains fed mixer shower. Radiator.

Bedroom One 14' 4" x 13' 9" (4.37m x 4.19m)

Double glazed window to the front aspect. Pendant light. Radiator.

Bedroom Two 10' 6" x 10' 9" (3.20m x 3.27m)

Double glazed window to the rear aspect. Pendant light. Radiator.



Side Porch

Composite obscure double glazed door to the side. Doors to the garage, w.c. and kitchen.

W.C. 2' 10" x 5' 1" (0.86m x 1.55m)

Pendant hand wash basin. Low level w.c. Shaver point. Pendant light. Radiator.

Garage 17' 0" x 7' 7" (5.18m x 2.31m)

Up and over door to the front. Obscure double glazed windows to the side aspect. Space and plumbing for a washing machine. Gas fired Worcester boiler.

Garden

Patio seating seat area and laid to lawn with mature planting around the borders. Decked seating area to the rear of the garden. Wooden built shed. Outside watering tap.

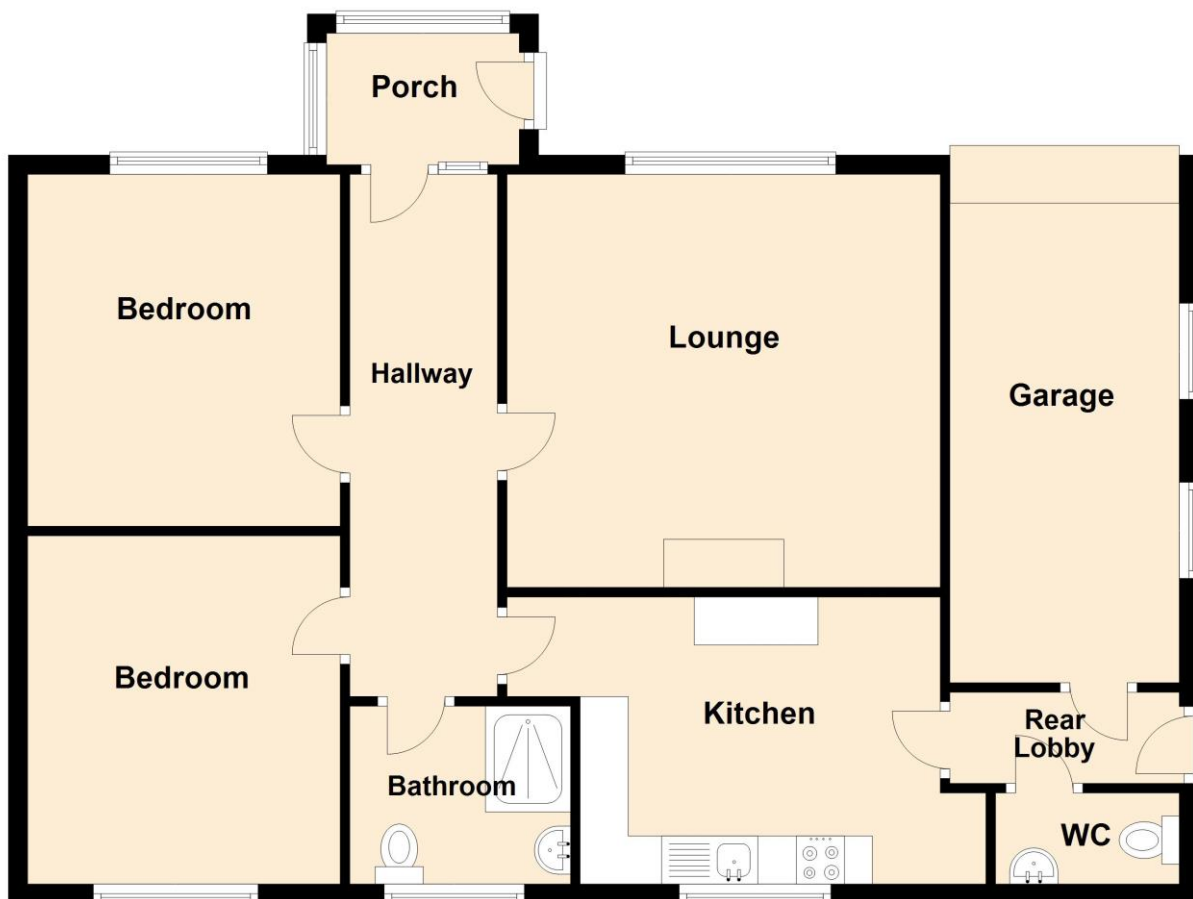
Tenure: Freehold

Council Tax Band: D

Broadband 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 1HW





Ground Floor

Approx. 91.5 sq. metres (984.6 sq. feet)

Total area: approx. 91.5 sq. metres (984.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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