



Paddock Close Persnore

£320,000

- A three bedroom link detached family home
- Living/dining room and conservatory
- Kitchen with separate utility room
- Established rear garden
- Garage and driveway
- NO CHAIN

Nigel Poole
& Partners

Paddock Close

Pershore

£320,000

****THREE BEDROOM LINK-DETACHED HOUSE**** Entrance hall, living/dining room, conservatory, kitchen with separate utility room and W.C. On the first floor, there are three bedrooms and a family bathroom. Garage and driveway with parking for two vehicles. Located in a no-through road within close proximity to Pershore with an excellent range of amenities and independent shops, a thriving social and sports clubs and the theatre, a leisure centre, and many pubs and restaurants.

Entrance Porch

Double glazed windows and door.

Entrance Hall

Stairs rising to the first floor with cupboard below. Doors into the living room and kitchen. Radiator.

Living Room 12' 11" x 10' 11" (3.93m x 3.32m)

Double glazed window to front aspect. Open plan to the dining room. Radiator.



Dining Room 10' 9" x 9' 0" (3.27m x 2.74m)

Double glazed sliding doors to the conservatory. Radiator.

Conservatory 15' 5" x 8' 4" (4.70m x 2.54m)

Double glazed windows and French doors to the rear aspect. Electric radiator.

Kitchen 10' 8" x 7' 10" (3.25m x 2.39m)

Double glazed window to the conservatory. Wall and base units surmounted by work surface. Sink and drainer with mixer tap. Tiled splash backs. Space for free standing cooker with extractor fan over. Space for further appliances. Radiator.



Utility room 8' 5" x 8' 8" (2.56m x 2.64m)

Units surmounted by work surface. Space and plumbing for appliances. Doors to the garage, garden and w.c.

W.C

Window to the rear. Low level w.c, and wash hand basin.

Landing

Airing cupboard housing gas-fired boiler. Access to the loft (which is insulated and boarded with ladder and electricity). Door to the bedrooms and bathroom.

Bedroom One 11' 3" x 10' 9" (3.43m x 3.27m)

Double glazed window to the front aspect. Fitted wardrobe. Radiator.

Bedroom Two 10' 2" x 9' 8" (3.10m x 2.94m)

Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

Bedroom Three 7' 5" x 7' 3" (2.26m x 2.21m)

Double glazed window to the rear aspect. Radiator.

Family Bathroom

Obscure double glazed window to front aspect. Corner shower cubicle. Pedestal wash hand basin. Low level w.c. Radiator.

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 1HJ

Garden

Patio seating area with established planting.



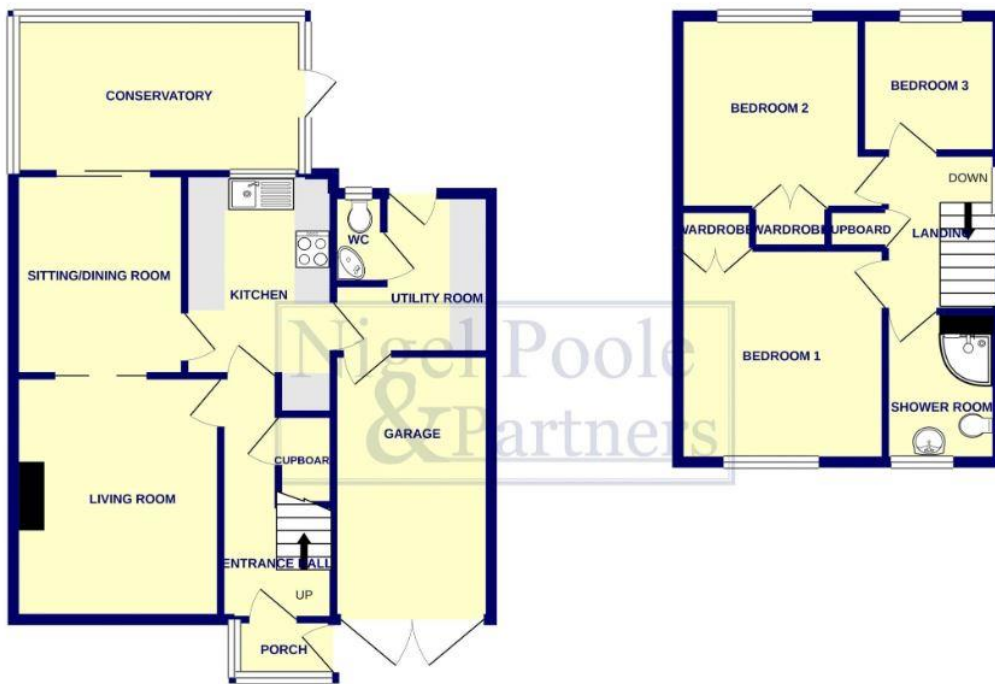
Garage

Power and lighting.

Tenure: Freehold

Council Tax Band: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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