



Priest Lane Persnore

£225,000

- One bedroom terraced property
- Refurbished throughout by the current owner
- Contemporary breakfast kitchen and separate utility/garden room
- Double bedroom and bathroom
- Driveway with parking for two vehicles
- Sought after town location
- No upward chain

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Priest Lane

Pershore

£225,000

****ONE BEDROOM TERRACED HOUSE WITH PARKING**** Refurbished throughout by the current owner. Conveniently located within close proximity to Pershore town centre. Living room; breakfast kitchen with separate utility/garden room. On the first floor there is a double bedroom and a bathroom. Driveway to the rear of the property with parking for two vehicles. The parking is accessed via St. Agatha's Close. Conveniently located in the heart of Pershore surrounded by beautiful countryside, the Abbey and Abbey Park, independent retailers, coffee shops, Number 8 Theatre, leisure centre, public houses and restaurants.

Front

Entrance door to the living room.

Living Room

 12' 11" x 10' 0" (3.93m x 3.05m) max

Double glazed bow window to the front aspect. Television aerial point. Radiator.

Breakfast Kitchen

 12' 10" x 10' 1" (3.91m x 3.07m) max

Double glazed window and door to the rear aspect. Newly fitted Howden kitchen. Wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Integrated under counter fridge. Integrated oven, hob and extractor fan. Spotlights to the ceiling. Tiled flooring. Under stairs storage cupboard. Stairs rising to the first floor. Radiator.



Utility/Garden Room

 10' 10" x 5' 6" (3.30m x 1.68m)

Double glazed window and double glazed obscure door to the rear aspect. Built of brick and UPVC. Plumbing for a washing machine. Power and light.

Landing

Double glazed window to the rear aspect. Light and airy with space for a desk ideal for working from home. Access to the loft. Doors to the bedroom and bathroom. Airing cupboard housing the new Worcester Bosch gas fired boiler.

Bedroom

 12' 5" x 10' 0" (3.78m x 3.05m)

Two double glazed windows to the front aspect. Radiator.

Bathroom

 8' 3" x 4' 3" (2.51m x 1.29m)

Obscure double glazed window. Newly fitted bathroom with panelled bath, a bath filler and rainfall mains fed shower over. Vanity wash hand basin and low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail.



Driveway/Garden

South Westerly facing. Loose stone driveway with parking for two vehicles.

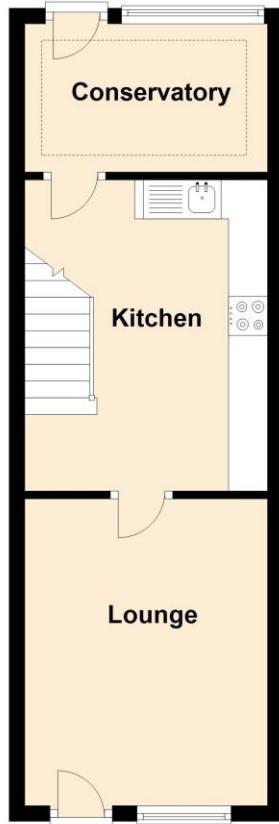


Broadband and Mobile Information
To check broadband speeds and mobile coverage for this property please visit:
<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode **WR10 1DJ**

Tenure: Freehold

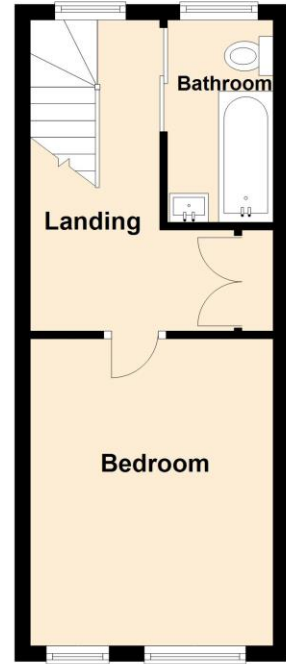
Council Tax Band: B





Ground Floor

Approx. 31.3 sq. metres (336.7 sq. feet)



First Floor

Approx. 25.0 sq. metres (269.5 sq. feet)

Total area: approx. 56.3 sq. metres (606.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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