



# Kingfisher Fields Pershore

£250,000

- Two bedroom semi-detached house
- Living/dining room with French doors to the garden
- En-suite, separate bathroom and ground floor cloakroom
- South Easterly rear garden
- Driveway with parking for two vehicles
- Sought after town location

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# Kingfisher Fields

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**\*\*TWO BEDROOM SEMI DETACHED HOUSE\*\*** The entrance hall is open plan to the contemporary kitchen with integrated appliances. Cloakroom; living/dining room with French doors to the garden. On the first floor there are two bedrooms- one with an en-suite and there is a separate bathroom. The garden is laid to lawn with a patio seating area. Driveway with parking for two vehicles. Located on the sought after Plum Tree Walk just over a mile away from 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 Worcestershire Parkway train station a ten-minute drive away. NHBC guaranteed.

## Front

Gravel and planted low maintenance fore garden. Driveway with parking for two vehicles. Gated access to the rear garden.

## Entrance Hall

Doors to the cloakroom and living/dining room. Open plan to the kitchen. Stairs rising to the first floor. Tiled flooring. Radiator.

## Kitchen 9' 10" x 6' 5" (2.99m x 1.95m) max

Double glazed window to the front aspect. Wall and base units surmounted by worksurface. One and half stainless steel sink and drainer with mixer tap. Integrated oven and hob with extractor fan. Integrated washer/dryer, dishwasher and fridge freezer. Tiled flooring.



## Cloakroom 5' 1" x 3' 1" (1.55m x 0.94m) max

Obscure double glazed window to the side aspect. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Radiator.

## Living Room 15' 6" x 13' 0" (4.72m x 3.96m) max

Double glazed French doors and windows to the rear aspect. Views to Bredon Hill. Under stairs cupboard.



## Landing

Doors to the bedrooms and bathroom. Access to the loft. Radiator.

## Bedroom One 13' 1" x 8' 3" (3.98m x 2.51m) max

Two double glazed windows to the front aspect. Storage cupboard.

## Bedroom Two 10' 0" x 9' 7" (3.05m x 2.92m) max

Double glazed window to the rear. Fitted wardrobe. Radiator. Door to the en-suite.

## En-suite 9' 11" x 3' 0" (3.02m x 0.91m) max

Shower cubicle with mains rainfall shower. Tiled splashbacks. Pedestal wash hand basin. Low flush w.c. Radiator.

## Bathroom 6' 7" x 6' 1" (2.01m x 1.85m) max

Panelled bath. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Radiator.

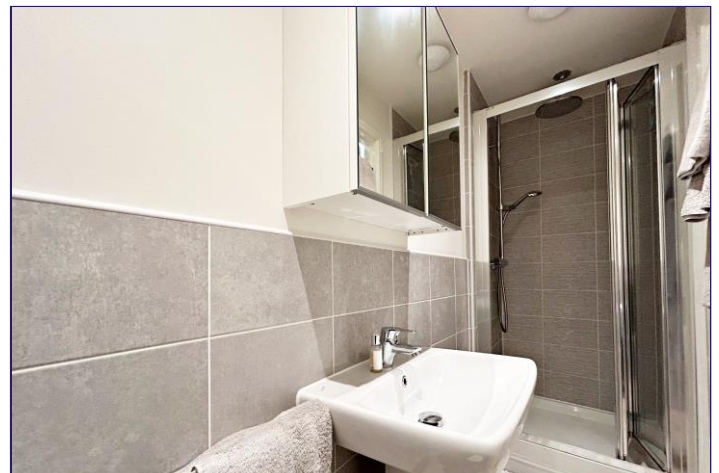
Tenure: Freehold

Council Tax Band: C

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 1FG

## Garden

South Easterly facing rear garden. Laid to lawn with a patio seating area and planting. Garden shed.





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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