



Station Road Persnore

£335,000

- Three bedroom semi-detached house
- Lounge with bay window to the front aspect
- Kitchen/dining room with patio doors to the rear garden
- Utility/cloakroom
- Office/workshop
- Driveway with parking for two vehicles
- South facing rear garden
- Sought after town location

**Nigel Poole
& Partners**

Station Road

Pershore

£335,000

****THREE BEDROOM SEMI-DETACHED HOUSE**** Porch; entrance hall; lounge with bay window to the front aspect; kitchen/dining room with sliding patio doors to the South facing rear garden; separate utility/cloakroom and office/workshop. On the first floor there are three bedrooms and a shower room. The well established garden is laid to lawn with planting and a patio seating area. Driveway with parking for two vehicles. Within close proximity to Pershore town centre with amenities. Easy access to Pershore train station, Worcestershire Parkways train station and excellent links to the motorway.

Front

Laid to lawn with planting. Block paved driveway with parking for two cars. Access to the rear garden.

Porch 9' 1" x 3' 2" (2.77m x 0.96m)

Double glazed windows. Obscure double glazed door to the entrance hall.

Entrance Hall

Doors to the lounge and kitchen/dining room. Stairs rising to the first floor. Radiator.

Lounge 14' 0" x 12' 5" (4.26m x 3.78m) max

Double glazed bay window to the front aspect. Fireplace housing the living flame gas fire.



Kitchen/Dining Room 19' 3" x 12' 6" (5.86m x 3.81m) max

Double glazed window and patio doors to the rear garden. Door to the pantry, under stairs storage cupboard and rear hallway. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Space and plumbing for appliances. Radiator.



Rear Hallway

Leading to the utility/cloakroom, office/workshop and obscure double glazed door to the garden.

Utility/Cloakroom 5' 5" x 5' 0" (1.65m x 1.52m)

Single glazed to the rear aspect. Base units with sink and drainer. Space and plumbing for appliances. Low flush w.c.

Office/Workshop 15' 8" x 8' 0" (4.77m x 2.44m)

Double glazed window to the front aspect. Power and light. Radiator.

Landing

Double glazed window to the side aspect. Doors to three bedrooms and shower room. Cupboard housing the Vaillant gas fired boiler.

Bedroom One 11' 11" x 10' 11" (3.63m x 3.32m)

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

Bedroom Two 11' 7" x 10' 7" (3.53m x 3.22m)

Double glazed window to the front aspect. Radiator.

Bedroom Three 8' 7" x 8' 5" (2.61m x 2.56m) max

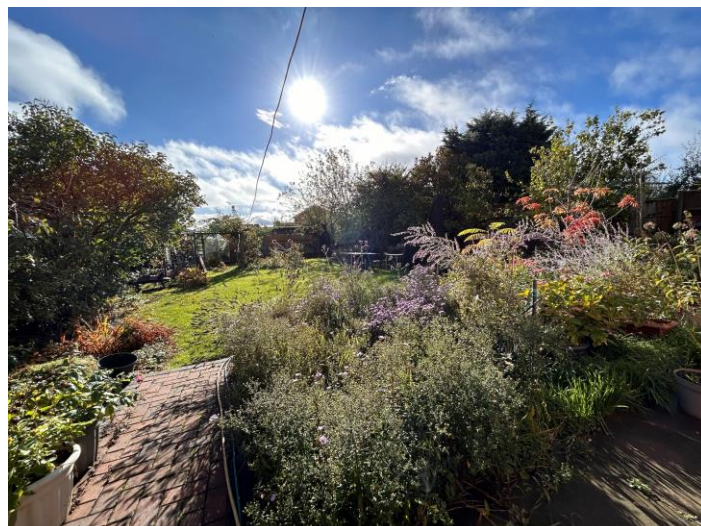
Double glazed window to the front aspect. Storage cupboard. Radiator.

Shower Room 7' 4" x 5' 6" (2.23m x 1.68m)

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.

Garden

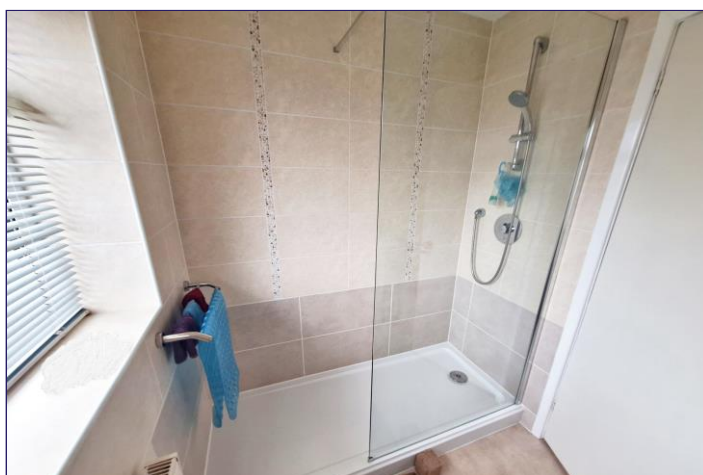
Laid to lawn with mature planting and a patio seating area.



Tenure: Freehold

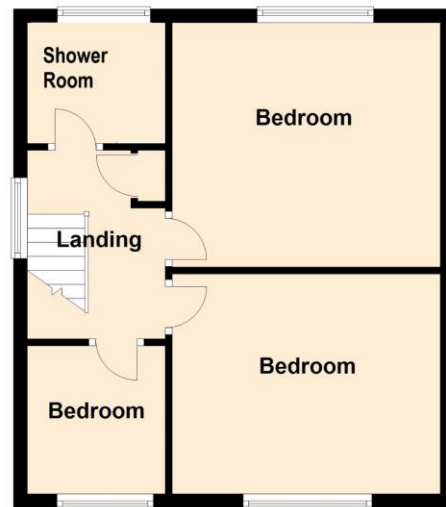
Council Tax Band: C

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 1PB





Ground Floor
Approx. 63.5 sq. metres (684.0 sq. feet)



First Floor
Approx. 41.1 sq. metres (442.1 sq. feet)

Total area: approx. 104.6 sq. metres (1126.0 sq. feet)



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