



Pippin Close Persnore

Asking Price: £235,000

- Two double bedroom end of terrace property
- Living room with living flame gas fire
- Cloakroom
- Kitchen/dining room
- Low maintenance rear garden
- Allocated parking for one vehicle
- Sought after location with easy access to the town centre
- ****VIEWING AVAILABLE 7 DAYS A WEEK****

**Nigel Poole
& Partners**

Pippin Close

Pershore

Asking Price: £235,000

A TWO BEDROOM END OF TERRACE PROPERTY** Lounge; cloakroom; and a kitchen/dining room. On the first floor are two double bedrooms and a bathroom. Low maintenance rear garden with gated access. Allocated parking for one vehicle. The pretty market town of Pershore provides a range of great shopping and leisure facilities including a theatre. The area has a good range of schools both state and independent. Located within easy access to Pershore town centre, Pershore train station, Worcester Parkways train station and excellent links to the motorway.

Front

Low maintenance for garden with planting. Slabbed pathway to the storm porch and entrance. One allocated parking space.

Lounge 14' 0" x 11' 8" (4.26m x 3.55m) max

Double glazed window to the front aspect. Fire surround housing the living flame gas fire. Television aerial point. Laminate flooring. Door to the hall.



Hall 8' 2" x 6' 9" (2.49m x 2.06m) max

Doors to the cloakroom and the kitchen/dining room. Stairs rising to the first floor with under stairs storage cupboard. Laminate flooring. Radiator.

Cloakroom 5' 0" x 4' 1" (1.52m x 1.24m) max

Wall mounted wash hand basin and low flush w.c. Laminate flooring. Radiator.

Kitchen/Dining Room 14' 0" x 10' 6" (4.26m x 3.20m) max

Double glazed window and door to the rear garden. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Space for an oven with an integrated extractor fan over. Space and plumbing for appliances. Cupboard housing the gas fired Vaillant boiler. Laminate flooring. Radiator.



Landing

Doors to two bedrooms and the bathroom. Access to the loft. Natural light source.

Bedroom One 14' 0" x 10' 11" (4.26m x 3.32m)

Two double glazed windows to the front aspect. Wooden wardrobes with mirrored door. Radiator.



Bedroom Two 14' 0" x 9' 8" (4.26m x 2.94m) max

Double glazed window to the rear aspect. Radiator. Far reaching views to Bredon Hill.



Bathroom 9' 0" x 5' 10" (2.74m x 1.78m) max

Natural light source to the ceiling. Storage cupboard. Panelled bath with mains shower. Vanity wash hand basin and low flush w.c. Laminate flooring. Radiator.

Garden

Low maintenance rear garden with a patio seating area and planting. Gated access to the rear.



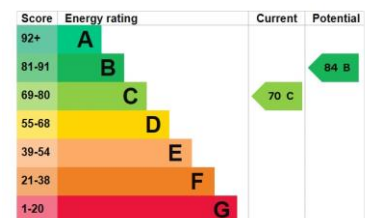
Tenure: Freehold

Council Tax Band: B

Communal Area Service Charge: approx £170 per annum

Mobile and 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 1BF



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