



Avon Road Pershore

Offers in the Region of:

£260,000

- Three bedroom semi-detached house
- Dual aspect living room
- Kitchen/dining room with French doors to the garden
- First floor bathroom and ground floor w.c.
- Well established rear garden
- Driveway with parking for several vehicles
- Sought after town location

**Nigel Poole
& Partners**

Avon Road

Pershore

****A THREE BEDROOM SEMI-DETACHED PROPERTY**** Entrance hall; dual aspect living room; kitchen/dining room and cloakroom. On the first floor are three bedrooms and a family bathroom. The rear garden is laid to lawn, with patio seating areas, established planting with grape vines. Driveway provides off road parking. Located within easy access to Pershore town centre, Pershore train station, Worcester Parkways train station and excellent links to the motorway.

Front

Driveway with parking for several vehicles. Planted bed.

Entrance Hall

Doors to the living room and kitchen. Stairs rising to the first.

Living Room 21' 5" x 10' 10" (6.52m x 3.30m) max

Double glazed dual aspect windows. Fireplace. Wood flooring. Two radiators.



Kitchen/Dining Room 18' 0" x 13' 9" (5.48m x 4.19m) max

Double glazed French doors and windows to the rear garden. Double glazed window to the front aspect. Door to the cloakroom. Wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Integrated oven, hob and extractor fan. Integrated fridge freezer. Space and plumbing for a washing machine. Tiled splashbacks. Tiled flooring. Wall mounted gas fired Alpha combination boiler. Two radiators.



Cloakroom 4' 4" x 3' 0" (1.32m x 0.91m)

Wall mounted wash hand basin and low flush w.c. Tiled splashbacks and tiled flooring.

Landing

Doors to the bedrooms, bathroom and airing cupboard. Access to the boarded loft with light and ladder.

Bedroom One 12' 2" x 10' 6" (3.71m x 3.20m)

Double glazed window to the front and side. Storage cupboard. Radiator.

Bedroom Two 10' 10" x 10' 5" (3.30m x 3.17m) max

Double glazed window to the front aspect. Wood flooring. Radiator.

Bedroom Three 10' 11" x 6' 8" (3.32m x 2.03m)

Double glazed window to the rear aspect. Far reaching views to the River Avon and Bredon Hill.

Bathroom 10' 5" x 4' 11" (3.17m x 1.50m) max

Obscure double glazed window. Shower cubicle with mains fed shower. Vanity wash hand basin. Low flush w.c. Tiled splashbacks. Central heated ladder rail. Wood flooring.

Garden

Laid to lawn with a patio seating area and established planting to include a grape vine.



Tenure: Freehold

Council Tax Band: B

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 1NU





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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