

Kingfisher Fields, Pershore

Fixed Price: £240,000

- PRICE REDUCED FOR A LIMITED PERIOD due to a collapsed chain. The vendors need to re-sell as their onward purchase is secure with the conveyancing in the final stages
- Two bedroom semi-detached house
- Living/dining room with French doors to the garden
- En-suite, separate bathroom and ground floor cloakroom
- Neutrally decorated and well presented throughout
- Driveway with parking for two vehicles
- Sought after town location



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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

Laid to lawn 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. Radiator.

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

Double glazed window to the front aspect. Range of wall and base units surmounted by worktop. Space for fridge/freezer. Space and plumbing for a washing machine. One and a half stainless steel sink and drainer with mixer tap. Integrated oven and hob with extractor fan over. Plith heater.



Living/Dining Room 13' 0" x 15' 5" (3.96m x 4.70m)

Double glazed French doors and windows to the rear aspect into the garden. Radiator. Under stairs storage cupboard.



Cloakroom

Obscure double glazed window to the side aspect. Pedestal wash hand basin with tiled splashback. Low level w.c. Radiator.

Landing

Doors to the bedrooms and bathroom. Access to the loft which is partly boarded. Radiator.

Bedroom One 13' 0" x 8' 5" (3.96m x 2.56m)

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

Bedroom Two 10' 0" x 9' 8" (3.05m x 2.94m)

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

En-suite 10' 0" x 3' 0" (3.05m x 0.91m) Max

Mains fed 'Aqualisa' electric shower cubical with tiled walls and glass doors. Pedestal hand wash basin. Low level w.c. Part tiled walls. Radiator.

$Bathroom \ 6'\ 7"\ x\ 6'\ 1"\ (2.01m\ x\ 1.85m)\ Max$

Panelled bath with mixer tap and hand held shower. Pedestal wash hand basin. Low level w.c. Radiator.

Garden

Gated access to the side. Laid to lawn with 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 1FG

Additional Information:

Annual maintenance service charge approx. £300.00 for the upkeep of communal areas.





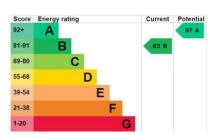












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