



# Kingfisher Fields, Persnore

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

Nigel Poole  
& Partners

# Kingfisher Fields

Pershore

Fixed Price: £240,000

**\*\*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)

Max

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.

23 High Street, Pershore WR10 1AA



## 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. Garden shed.



## 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.





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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