



# Loughmill Road, Pershore

Offers in excess of: £260,000

- Three bedroom semi-detached house
- Dual aspect living room
- Kitchen/dining room and conservatory
- Corner plot
- Driveway with parking for several vehicles
- Detached garage with addition parking
- Sought after town location
- NO CHAIN

Nigel Poole  
& Partners



# Loughmill Road

Pershore

Offers in excess of: £260,000

**\*\*THREE BEDROOM SEMI DETACHED HOUSE LOCATED ON THE POPULAR VINEYARDS ESTATE ON THE OUTSKIRTS OF PERSHORE TOWN CENTRE\*\*** Porch; living room; kitchen/dining room and conservatory. On the first floor there are three bedrooms and a bathroom. The low maintenance rear garden is laid to lawn with patio seating areas and beds with mature planting. Driveway with parking for several vehicles and a detached garage to the rear of the property with additional parking. 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, Worcestershire Parkways train station and excellent links to the motorway.

## Front

Low maintenance with parking for several vehicles. Gated access to the rear garden. Corner plot with parking to the rear and detached garage.

## Porch

Obscure double glazed window. Radiator. Door to the living room.

## Living Room 14' 5" x 14' 2" (4.39m x 4.31m)

Double glazed dual aspect windows. Radiator. Stairs rising to the first floor. Door to the kitchen/dining room.



## Kitchen/Dining Room 14' 7" x 10' 8" (4.44m x 3.25m) max

Double glazed windows and door to the conservatory. Wall and base units surmounted by work surface. One and a half sink and drainer with mixer tap. Integrated gas hob, extractor fan over and an electric eye level oven. Space for a fridge freezer. Tiled splashbacks and flooring. Under stairs cupboard housing the gas fired boiler.

## Conservatory 13' 10" x 7' 2" (4.21m x 2.18m)

Brick built with double glazed windows and French doors to the garden. Tiled flooring. Radiator.

## Landing

Double glazed window. Access to the loft. Doors to three bedrooms and a bathroom.

## Bedroom One 15' 8" x 8' 3" (4.77m x 2.51m) max

Double glazed window to the front aspect. Airing cupboard housing the hot water tank. Radiator.



## Bedroom Two 9' 1" x 8' 3" (2.77m x 2.51m)

Double glazed window to the rear aspect. Radiator.

## Bedroom Three 10' 8" x 5' 11" (3.25m x 1.80m) max

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

23 High Street, Pershore WR10 1AA

## Bathroom 6' 2" x 6' 2" (1.88m x 1.88m)

Obscure double glazed window to the rear aspect. Panelled bath with hand held shower and mixer tap. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Radiator.



## Garage 16' 5" x 8' 8" (5.00m x 2.64m)

Electric roller door. Double glazed window. Door to the garden.

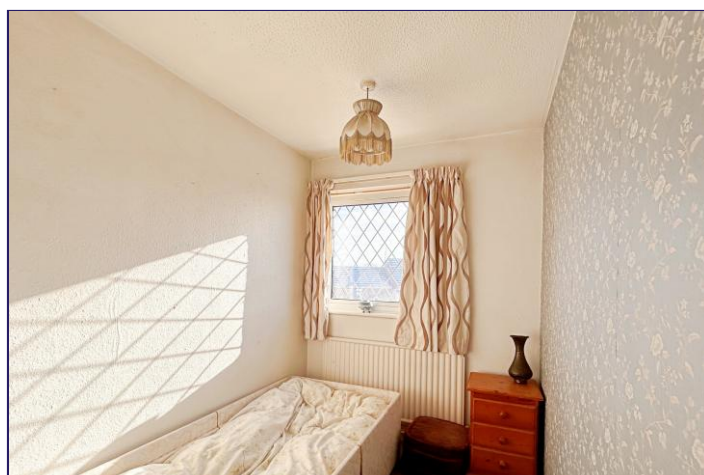
## Garden

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

## Tenure: Freehold

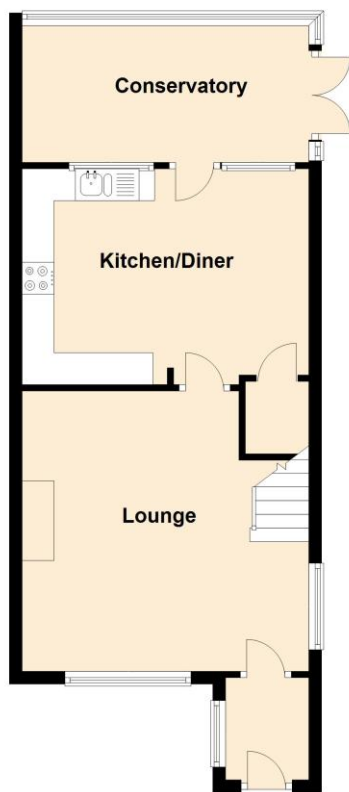
## Council Tax Band: C

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 1QB

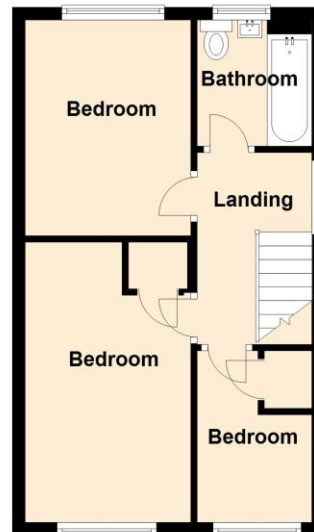




**Ground Floor**  
Approx. 47.8 sq. metres (514.9 sq. feet)



**First Floor**  
Approx. 35.5 sq. metres (382.1 sq. feet)



Total area: approx. 83.3 sq. metres (897.0 sq. feet)

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

**MISREPRESENTATION ACT 1991**

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