



Hurst Park Cottages, Pershore

Asking Price: £325,000

- Extended two bedroom semi detached cottage
- Kitchen; living room; conservatory; dining room
- Well maintained South Easterly facing garden
- Family bathroom and downstairs cloakroom
- Two workshops/ garages
- Driveway and parking for several vehicles
- **VIEWING AVAILABLE 7 DAYS A WEEK**

Nigel Poole
& Partners

Hurst Park Cottages

Pershore

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****EXTENDED TWO BEDROOM SEMI DETACHED COTTAGE**** Entrance hallway; dining room; living room; conservatory; kitchen and downstairs cloakroom. On the first floor there are two bedrooms and a family bathroom. South Easterly facing, well maintained garden with planted borders and patio seating area. Two workshop/ garages and a driveway with parking for several vehicles. Located in the Georgian town of Pershore with amenities to include the beautiful Pershore Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre, leisure centre and schools. Easy access to Pershore train station, Worcestershire Parkway train station and excellent motorway links.

Front

Low maintenance gravelled driveway with lawn. Gated access to the rear. Composite entrance door.

Entrance Hall 17' 5" x 6' 8" (5.30m x 2.03m) Max

Double glazed window to the side aspect. Under stairs storage cupboard with obscure double glazed window to the side aspect. Pendant light fitting. Radiator. Stairs rising up. Doors to the dining room and living room.

Dining Room 14' 10" x 9' 9" (4.52m x 2.97m)

Double glazed window to the front aspect with wood effect shutters. Pendant light fitting. Radiator.



Living Room 12' 7" x 13' 5" (3.83m x 4.09m) Max

Double glazed sliding door into the conservatory. Fireplace with tiled surround and wooden mantel (fire not in use). Wood effect flooring. Pendant light fitting. Radiator. Door to the inner hall.

Inner Hall

Obscure single glazed door to the conservatory. Bi-fold door into the cloakroom. Tiled flooring. Radiator. Open doorway into the kitchen.

Cloakroom

Obscure double glazed window to the rear. Low level w.c. Part tiled walls and tiled flooring.

Kitchen 9' 11" x 9' 2" (3.02m x 2.79m)

Double glazed window to the front and side aspects with wood effect shutters. Range of wall and base units surmounted by work surface. Stainless steel one and a half bowl sink with drainer and mixer tap. Integrated eye level electric oven; counter top gas hob with extractor fan above. Space for fridge/ freezer and space and plumbing for a washing machine. Tiled flooring.



Conservatory 17' 4" x 7' 8" (5.28m x 2.34m)

Brick built conservatory with double glazed windows and patio sliding door into the rear garden. Electric blinds. Tiled flooring.

23 High Street, Pershore WR10 1AA

Landing 7' 6" x 3' 0" (2.28m x 0.91m)

Double glazed window to the side aspect with wooden style shutters. Eaves storage cupboard. Access to the boarded loft with ladder. Pendant light fitting. Doors to the bedrooms and bathroom.

Bedroom One 11' 7" x 11' 1" (3.53m x 3.38m) Min

Double glazed window to the front aspect with wood effect shutters. Built in wardrobes; over head cupboards and dressing table. Eaves storage cupboard. Pendant light fitting. Radiator.



Bedroom Two 12' 1" x 9' 1" (3.68m x 2.77m)

Double glazed window to the rear aspect with wood effect shutters. Pendant light fitting. Radiator.



Bathroom 6' 4" x 8' 7" (1.93m x 2.61m)

Obscure double glazed window to the rear aspect with wood effect shutters. Vanity hand wash basin with mixer tap. Low level w.c. Walk in mains fed shower with glass sliding door and internal shelves. Fully tiled walls. Central heating ladder rail. Storage cupboard with gas-fired combination 'Vaillant' boiler.



Southeast Facing Garden

Two patio seating areas with a well maintained lawn and planted borders. Access into the workshops. Gated access to the side.

Workshop 19' 7" x 12' 7" (5.96m x 3.83m) Min

Timber doors onto the driveway. Double glazed window to the side aspect. Up and over door to the rear storage room with double glazed window to the side aspect. Both with electric.

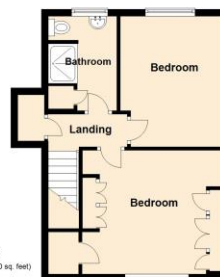
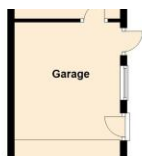


Tenure: Freehold

Council Tax: 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 1PF

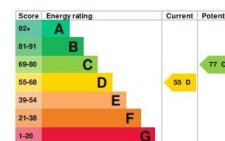


Total area: approx. 124.8 sq. metres (1343.2 sq. feet)

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