



# Cornmore Pershore

£265,000

- Two bedroom semi-detached house
- Kitchen with breakfast bar
- Living room/dining room with sliding doors to the conservatory
- Utility room with downstairs cloakroom
- Established rear garden
- Driveway with parking
- Some upgrading required
- NO CHAIN

Nigel Poole  
& Partners

# Cornmore

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**\*\*TWO BEDROOM EXTENDED SEMI-DETACHED HOUSE WITHIN CLOSE PROXIMITY TO PERSHORE TOWN CENTRE\*\*** Entrance porch; entrance hall; breakfast kitchen; living room; dining room and conservatory. Separate utility area with cloakroom. On the first floor there are two bedrooms and a shower room. Well maintained front and rear gardens. Driveway with parking for several vehicles. Pershore provides a range of great shopping and leisure facilities. Within the catchment area of outstanding schools and a convenient bus stop directly opposite. Easy access to Pershore train station, Worcestershire Parkway train station and excellent motorway links. This property would benefit from some upgrading.

## Front

Gated driveway with gravel borders. Gated side access to the rear. Entrance porch with double glazing to the side aspects.

## Living Room 10' 10" x 16' 10" (3.30m x 5.13m)

Double glazed window to the front aspect. Glazing to the entrance hall. Feature brick fireplace with an electric style log burner. Radiator. Arch to the dining room.



## Dining Room 11' 0" x 10' 11" (3.35m x 3.32m)

Double glazed sliding doors to the conservatory at the rear of the property. Radiator.

## Conservatory 6' 0" x 15' 9" (1.83m x 4.80m)

Obscure single glazed windows to the side aspect and roof. Double glazed window and door to the rear aspect to the garden. Electric points. Wall Lights.

## Kitchen 9' 6" x 14' 6" (2.89m x 4.42m)

Double glazed window to the front aspect. A range of wall and base units surmounted by worksurface and a breakfast bar. One and a half sink and drainer with mixer tap. Electric oven and extractor fan. Gas fired Worcester boiler. Single glazed window to the utility room. Under stairs storage cupboard. Radiator.



## Utility Room 10' 1" x 10' 11" (3.07m x 3.32m)

Double glazed window and obscure double glazed door to the conservatory. A range of wall and base units with stainless steel sink. Washing machine, space for a tumble dryer and fridge freezer. Door to the w.c.

## Cloakroom 5' 7" x 2' 6" (1.70m x 0.76m)

Pedestal hand wash basin with cold water tap. Low level w.c. Internal single glazed window to the utility room.



## Landing

Double glazed window to the rear aspect. Doors to the bedrooms and shower room. Access to the loft (which is boarded with a light).

## Bedroom One 14' 6" x 9' 6" (4.42m x 2.89m)

Dual aspect double glazed windows to the front and rear aspects. Storage cupboard. Airing cupboard with shelving. Built in wardrobes with over head cupboards. Radiator.

## Bedroom Two 10' 11" x 10' 1" (3.32m x 3.07m) Max

Double glazed window to the front aspect. Built in wardrobes and drawer unit. Pendant light fitting and fan. Radiator.

## Shower Room 6' 4" x 7' 9" (1.93m x 2.36m)

Obscure double glazing to the rear aspect. Vanity wash hand basin with mixer tap and low level w.c. Cupboards with shelving above. Mains fed corner shower with glass sliding doors. Radiator.

## 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 1HX

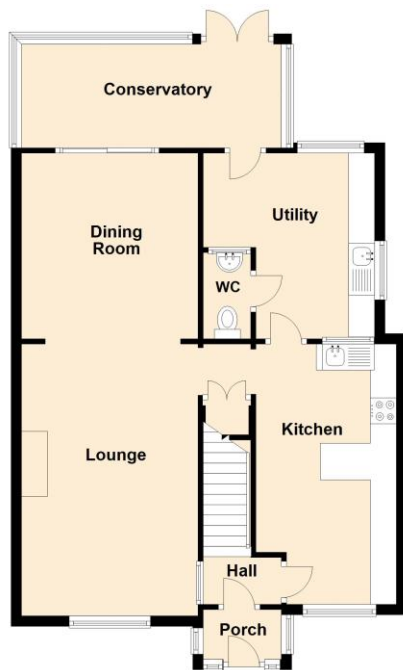
## Garden

Patio seating areas, steps up to the lawn with mature planted borders and trees. Various brick built stores and an Aviary. Gated access to the front driveway. Please note the Walnut tree has a preservation order.



What3Words: [printout.dude.goofy](https://www.what3words.com/printout.dude.goofy)



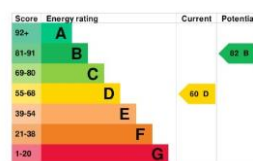


**Ground Floor**  
Approx. 74.0 sq. metres (796.3 sq. feet)



**First Floor**  
Approx. 36.7 sq. metres (394.5 sq. feet)

Total area: approx. 110.6 sq. metres (1190.9 sq. feet)



**MISREPRESENTATION ACT 1991**

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