



Berkeley Cottage

Sneachill

Asking Price: £285,000

- Three-bedroom renovated terrace cottage
- Open plan kitchen/dining room
- Rear garden with mature planting and open fields beyond
- Easy access to Worcester City centre and the motorway
- Sought after village location
- NO ONWARD CHAIN
- **THIS PROPERTY CAN BE VIEWED 7 DAYS A WEEK**

Nigel Poole
& Partners

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****FULLY REFURBISHED THREE BEDROOM TERRACE COTTAGE IN A VILLAGE LOCATION**** Entrance Hall; dual aspect living room; kitchen/ dining room; cloakroom; three bedrooms and a family bathroom. The rear garden is laid to lawn with mature planting and patio seating area with views to the open countryside. Sneachill is a small rural village surrounded by beautiful countryside. The church is dedicated to St. Mary and is a Grade II listed building. The village hall is used for a range of activities and there is also a pub, which serves traditional English food and drink. Easy access to Worcester City centre, train stations and the motorway. NO ONWARD CHAIN.

Front

The drive is hard landscaped to provide off road parking, however the curb has not been officially dropped. A buyer would have to obtain the required permission from Worcestershire County Council. It is understood the neighbour has already had this permission granted and has therefore set a precedence.

Entrance Porch

Wooden and single glazed porch. Door into the hallway.

Entrance Hallway

The hallway leads into the living room. Stairs rising to the first floor with open storage area.

Living Room 17' 5" x 11' 4" (5.30m x 3.45m) Max

Double glazed window to the front and rear aspect. Fireplace with stone hearth. Downlights. Two electric radiators.



Kitchen/Dining Room 15' 1" x 17' 3" (4.59m x 5.25m) Max

Double glazed windows to the front and rear aspect. Range of wall and base units surmounted by worksurface; tiled splashbacks; stainless steel sink and drainer with mixer tap. Integrated electric oven, hob and extractor fan. Space and plumbing for washing machine. Space for a fridge freezer. Under stairs storage cupboard. Down lights. Electric radiator. Door to the outbuildings including store and w.c.

Door to the rear garden.



Landing

Double glazed window to the rear aspect. Storage cupboard housing the hot water tank. Electric radiator. Access to the loft.

Bedroom One 13' 5" x 11' 6" (4.09m x 3.50m) Max

Double glazed window to the front aspect. Television point. Pendant light fitting. Electric radiator.

Bedroom Two 13' 2" x 11' 5" (4.01m x 3.48m) Max

Double glazed window to front aspect. Fireplace with open fire. Television aerial point. Pendant light fitting. Electric radiator.

Bedroom Three 8' 7" x 8' 4" (2.61m x 2.54m)

Double glazed window to the rear aspect. Storage cupboard. Pendant light fitting. Electric radiator.

Bathroom 7' 9" x 5' 6" (2.36m x 1.68m)

Obscure double-glazed window to the rear aspect. Pedestal hand wash basin. Low level w.c. Panelled bath with a Mira electric shower. Shaver point. Electric radiator.

23 High Street, Pershore WR10 1AA



Rear Garden

The rear garden is laid to lawn with mature planting and a patio seating area. Two garden sheds.

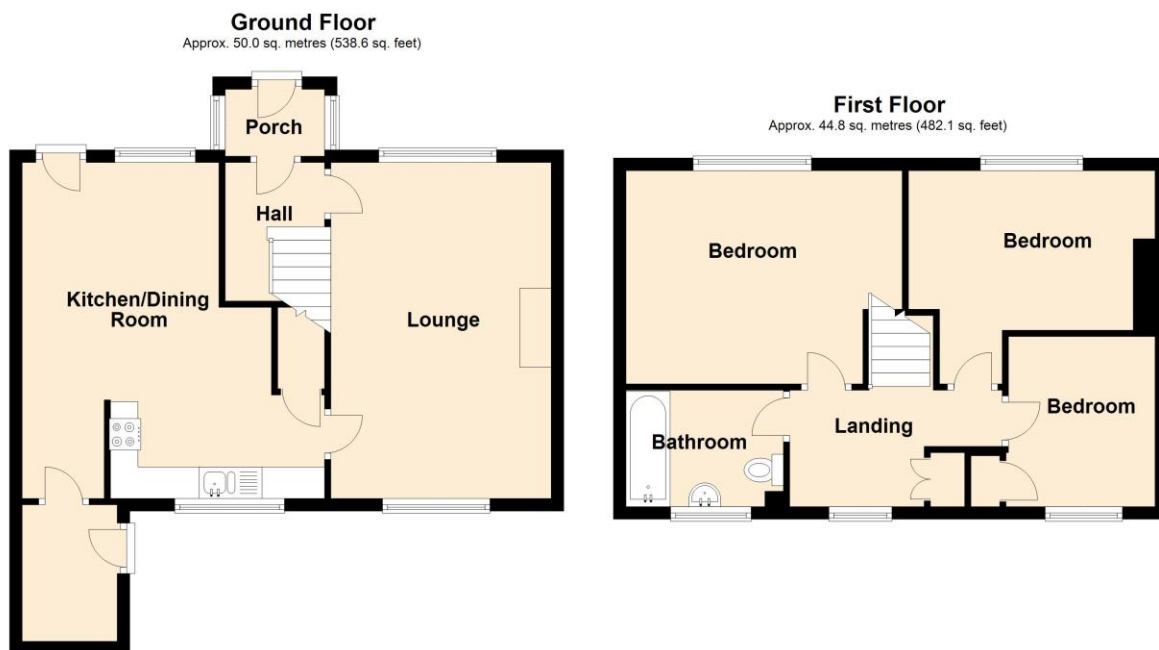


Tenure: Freehold

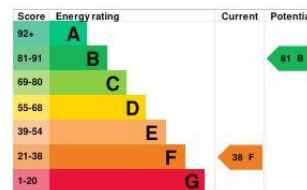
Council Tax Band: C

Mobile and Broadband 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 WR7 4 QG



Total area: approx. 94.8 sq. metres (1020.7 sq. feet)



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