



Claverton Estate Stoulton

£300,000

- Three bedroom semi-detached property
- Contemporary fitted kitchen with pantry
- Ground floor cloakroom
- Living room with bay window to the front aspect
- Low maintenance gardens
- Driveway with parking for several vehicles
- No onward chain
- Sought after village location

Nigel Poole
& Partners

Claverton Estate

Stoulton

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****THREE BEDROOM SEMI-DATCHED HOUSE**** Situated in the desirable village of Stoulton. Entrance hall.; living room; dining room; contemporary breakfast kitchen with pantry and cloakroom. On the first floor there are three bedrooms and a family bathroom. The rear garden is laid to lawn with planting and a patio seating area. Driveway with parking for several vehicles. Quiet rural village location with access to essential amenities; the M5 motorway and Worcestershire Parkway train station.

Front

Laid to lawn. Driveway with gated access to the rear of the property. Storm porch.

Entrance Hall

Doors leading to the living room and dining room. Stairs rising to the first floor with under stairs storage. Radiator.

Living Room

Double glazed bay window to the front aspect. Radiator.



Dining Room

Double glazed window and door to the rear aspect. Fireplace. Radiator. Door to the kitchen.

Breakfast Kitchen

Dual aspect double glazed windows to side and rear. Double glazed door to the garden. Wall and base units surmounted by worksurface. One and a half sink with drainer and mixer tap. Tiled splashbacks. Space for a double oven and extractor fan over. Space for a fridge freezer; washing machine and tumble dryer. Radiators.

Door to the pantry and to the cloakroom.



Cloakroom

Low level w.c.

Landing

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

Bedroom One

Double glazed window to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Two

Double glazed window to the front aspect. Fitted wardrobe. Radiator.

Bedroom Three

Double glazed window to the rear aspect. Radiator.

Bathroom

Obscure double glazed window to the front aspect. Panelled bath with mains fed shower; pedestal hand wash basin and low level w.c. Storage cupboard. Extractor. Radiator.

23 High Street, Pershore WR10 1AA

Garden

Laid to lawn with mature planting and a patio seating area. Gated access to the front. Oil tank. Outbuilding housing the oil-fired boiler.

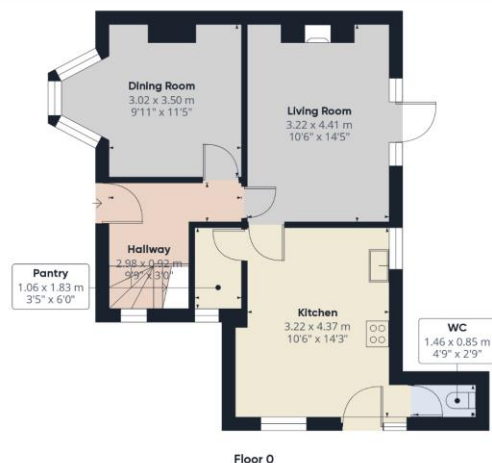


Tenure: Freehold

Council Tax Band: C

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 4RH



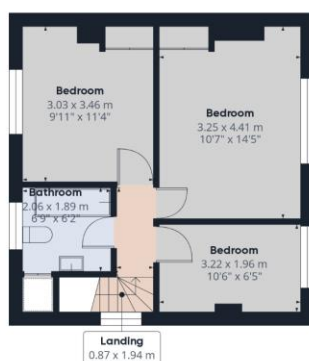


Approximate total area⁽¹⁾
86.05 m²
926.24 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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