



Chestnut Close Lower Moor

£310,000

- Three bedroom property
- Breakfast kitchen with integrated appliances
- Conservatory with French doors to the garden
- South facing rear garden
- Garage and driveway
- Sought after village location

Nigel Poole
& Partners

Chestnut Close

Lower Moor

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****THREE BEDROOM HOUSE IN A CUL-DE-SAC LOCATION**** A lovely light and airy property neutrally decorated throughout. Entrance hall; living room; kitchen/dining room with integrated appliances, oven/grill, gas hob, fridge freezer, dishwasher and washing machine. On the first floor there are three bedrooms and a bathroom. The rear garden is laid to lawn with a patio seating area and planting. Driveway and garage. Lower Moor centres around the village green, The Old Chestnut Tree pub and the village hall. Approximately 4 miles from the Georgian town of Pershore with a fantastic selection of shops, eating places and entertainment. Excellent links to the motorway, Pershore train station and Worcestershire Parkway.

Front

Block paved and tarmacadam driveway to the garage and gated access to the rear of the property.

Entrance Hall

Door to the living room. Stairs rising up to the first floor. Radiator.

Living Room 15' 11" x 10' 4" (4.85m x 3.15m) Max

Double glazed bay window to the front aspect; door to the kitchen; marble and wooden fireplace; radiator.



Kitchen/Dining Room 13' 8" x 9' 8" (4.16m x 2.94m)

Double glazed window and door to the conservatory. Wall and base units surmounted by work surface with one and a half stainless steel sink and drainer. Tiled splashbacks and flooring. Integrated gas hob, eye level electric oven, fridge/ freezer, washing machine and dishwasher. Under stairs storage cupboard.



Conservatory 12' 1" x 11' 0" (3.68m x 3.35m) Max

Brick and double glazed built conservatory; French doors to the garden. Tiled flooring.

Landing

Doors to the three bedrooms, bathroom and airing cupboard housing the hot water tank. Access to the loft.

Bedroom One 11' 10" x 9' 2" (3.60m x 2.79m) Min

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

Bedroom Two 6' 4" x 9' 11" (1.93m x 3.02m)

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

Bedroom Three 7' 0" x 6' 9" (2.13m x 2.06m)

Double glazed window to the front aspect. Radiator.

Bathroom 5' 9" x 7' 1" (1.75m x 2.16m)

Obscure double glazed window. Panelled bath with electric 'Mira' shower, pedestal hand wash basin and low flush w.c. Tiled splashbacks and flooring.

Garage

Up and over door. Door to the garden. Power and light.

Tenure: Freehold

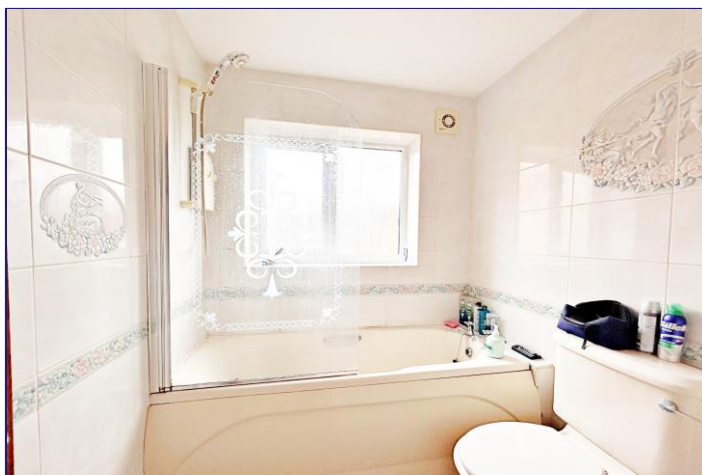
Council Tax Band: C

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 2RE

Garden

South facing rear garden. Laid to lawn with a patio seating area and planting. Access to the garage.





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