



Partridge Close Worcester

£365,000

- Three bedroom detached house
- Living/dining room and kitchen
- Ground floor shower room with an occasional bedroom
- Low maintenance rear garden
- Driveway and garage
- Sought after location with amenities
- NO CHAIN

Nigel Poole
& Partners

Partridge Close

Worcester

£365,000

****DETACHED THREE BEDROOM HOUSE**** Entrance hall; living/dining room; kitchen; occasional bedroom; ground floor shower room and a utility cupboard. On the first floor there are three bedrooms and a family bathroom. The garden is laid to lawn with a patio seating area. Garage and driveway. Located within the St Peter's Parish area of Worcester with amenities and the family owned award-winning garden centre situated in the heart of Worcestershire.

Front

Tarmacadam driveway with parking for two vehicles. Gated access to the rear of the property.

Entrance Hall

Doors to the living room and kitchen. under stairs storage cupboard. Stairs rising to the first floor. Radiator.

Living/Dining Room 24' 7" x 10' 10" (7.49m x 3.30m) max

Double glazed bay window to the front aspect. Double glazed window to the rear aspect. Radiator.



Kitchen 10' 8" x 9' 1" (3.25m x 2.77m)

Obscure double glazed door to the rear garden. Double glazed window to the rear aspect. Wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Integrated electric oven, gas hob and extractor fan over. Tiled flooring. Wall mounted gas fired Vaillant boiler. Space for a fridge freezer. Door to the occasional bedroom. Radiator.



Occasional Bedroom 9' 9" x 8' 4" (2.97m x 2.54m)

Double glazed to the rear aspect. Door to the shower room and utility cupboard with space and plumbing for a washing machine. Door to the garage. Radiator.

Shower Room 6' 0" x 5' 4" (1.83m x 1.62m)

Obscure double glazed window to the rear aspect. Shower cubicle with mains fed shower. Aqua splashback. Pedestal wash hand basin and low flush w.c. Tiled splashbacks and flooring. Radiator.

Landing

Access to the loft. Doors to three bedrooms, the bathroom and the airing cupboard.

Bedroom One 11' 3" x 10' 8" (3.43m x 3.25m) max

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

Bedroom Two 10' 8" x 9' 1" (3.25m x 2.77m)

Double glazed window to the rear aspect. Storage cupboard. Radiator.

23 High Street, Pershore WR10 1AA

Bedroom Three 8' 2" x 6' 10" (2.49m x 2.08m) max

Double glazed window to the front aspect. Radiator.

Bathroom 6' 5" x 5' 8" (1.95m x 1.73m) max

Obscure double glazed window to the rear aspect. Panelled bath with mains fed shower over. Tiled splashbacks and flooring. Pedestal wash hand basin and low flush w.c. Central heated ladder rail.

Garden

Low maintenance laid to lawn with a patio seating area.

Garage 18' 1" x 8' 2" (5.51m x 2.49m)

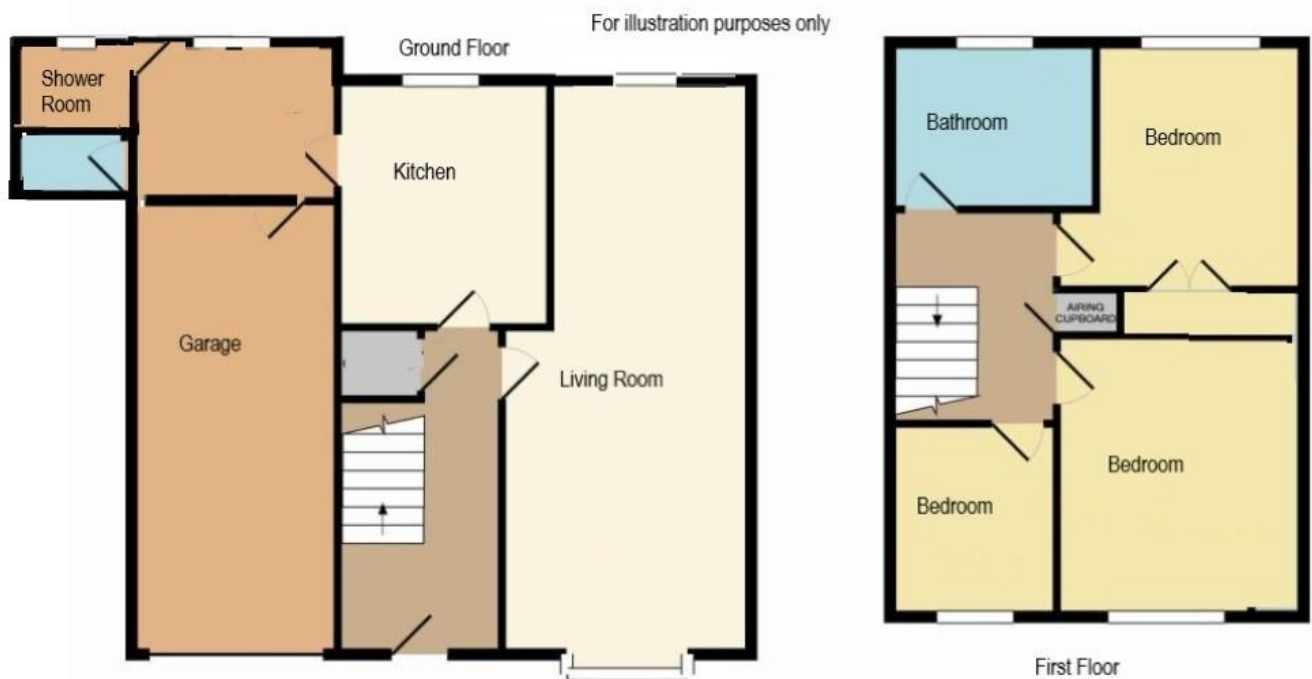
Up and over door. Light and power. Linked to the neighbouring garage.

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 WR5 3SG





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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