



# Lower End Bricklehampton

Offers in Excess of: £280,000

- \*\* OPEN HOUSE SATURDAY 3RD MAY  
10 AM - 12 PM by appointment only\*\*
- Three bedroom semi-detached house
- Superb views over open countryside to  
Bredon Hill
- Well established garden
- Off road parking
- In need of modernisation
- Sought after village location
- NO CHAIN
- \*\*VIEWING AVAILABLE 7 DAYS A  
WEEK\*\*

Nigel Poole  
& Partners



# Lower End

Bricklehampton

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**\*\*THREE BEDROOM 1930's SEMI-DETACHED PROPERTY WITH SUPERB VIEWS OVER OPEN COUNTRYSIDE TO BREDON HILL\*\*** A rare opportunity to purchase a semi-detached house (which is in need of modernisation and possibly extension subject to the required planning consents) on the edge of the village of Bricklehampton, a small hamlet lying between Elmley Castle and Little Comberton. The village itself has a church and is in the catchment area for Bredon Hill Middle School and Prince Henry`s High School. Elmley Castle has a church, a public house, a village hall, and a first school. The property is only a 5 min drive from Pershore, 10 mins to Evesham and 15 mins to the Worcestershire Parkway train station. NO ONWARD CHAIN.

## Front

Driveway and access to the rear garden.

## Entrance Hall

Doors to the kitchen and bathroom. Stairs rising to the first floor. Radiator.

## Bathroom 7' 7" x 7' 0" (2.31m x 2.13m)

Obscure double glazed window to the front aspect. Panelled bath, wash hand basin and low flush w.c. Radiator.

## Breakfast Kitchen 12' 5" x 10' 9" (3.78m x 3.27m)

Double glazed window to the rear aspect. Stainless steel sink and drainer. Door to the rear porch leading to the garden.

## Living Room 17' 0" x 10' 9" (5.18m x 3.27m)

Double glazed windows to the front and rear. Radiator. Door to the kitchen.

## Landing

Double glazed window to the rear aspect. Doors to the bedrooms.

## Bedroom One 14' 9" x 9' 3" (4.49m x 2.82m)

Double glazed window to the front and rear. Radiator. Airing cupboard housing the hot water tank.

## Bedroom Two 11' 0" x 9' 10" (3.35m x 2.99m)

Double glazed window to the front aspect. Radiator.

## Bedroom Three 7' 9" x 6' 7" (2.36m x 2.01m)

Double glazed window to the rear aspect. Access to the loft. Radiator.

## Garden

Superb garden with far reaching countryside views. Laid to lawn with established planting. Brick built storage. Greenhouse.



23 High Street, Pershore WR10 1AA

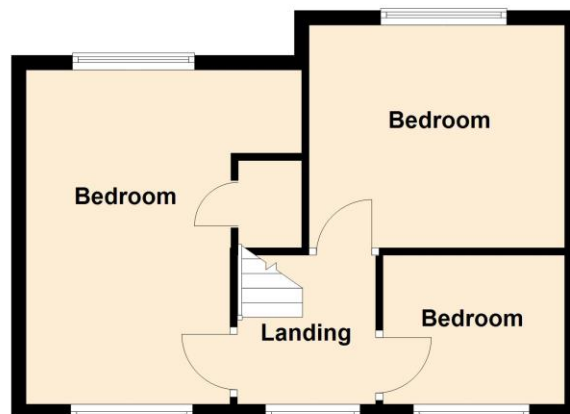
Tenure: Freehold

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 3HL







Total area: approx. 80.4 sq. metres (864.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	44 E	
21-38	F		
1-20	G		

#### MISREPRESENTATION ACT 1991

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