



# The Close, Eckington

Asking Price: £335,000

- A deceptively larger than expected three bedroom mid-terrace house
- Frontage does not reflect the living accommodation internally or size of the rear garden
- Dual aspect lounge with wood burner
- Kitchen/dining room (re-fitted approx. 2 years ago)
- Views from back bedroom to Bredon Hill and to Malvern from the front
- Family bathroom
- Generous South Easterly facing rear garden
- Shared drive with parking for one vehicle
- Cul-de-sac location with parking (not allocated )

**Nigel Poole  
& Partners**



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**\*\*THIS IS A MUST VIEW PROPERTY AS THE FRONTAGE DOES NOT REFLECT THE LIVING ACCOMMODATION ON OFFER ONCE INSIDE OR THE SIZE OF THE REAR GARDEN\*\*** This three bedroom mid-terrace house has good sized rooms and a generous rear garden with views to Bredon Hill. Entrance hall. Dual aspect lounge with French doors into the garden and exposed brick fireplace with wood burning stove. Kitchen/dining room (re-fitted approx. 2 years ago). Two double bedrooms and a single - master bedroom has views to Malvern Hills, bedroom three to Bredon. Family bathroom. Enclosed rear garden with patio seating area and mature planting. Peaceful cul-de-sac location with parking area. Shared drive with parking for one vehicles. Sought after village location with amenities.

## Front

A shared drive (with parking for one vehicle) leads to the entrance door.



## Entrance Hall

Decorative double glazed entrance door and window. Tiled flooring. Stairs rising to the first floor. Radiator. Doors into kitchen and lounge.

## Dual Aspect Lounge 17' 5" x 12' 0" max (5.30m x 3.65m)

Double glazed window to the side aspect and French doors into the garden. The focal point of this room is the chimney breast with exposed brick fireplace, wood burning stove and oak mantle shelf. Wooden floor. Radiator. Pendant light fitting.



## Kitchen/Dining Room 14' 11" max x 13' 6" (4.54m x 4.11m)

Double glazed window to the rear aspect. Wooden and glazed door into the garden. The kitchen was refitted approx. two years ago with a range of navy 'shaker style' wall and base units surmounted by work surface. Integrated electric oven and hob. Sink unit with drainer and mixer tap. Space and plumbing for washing and dishwasher. Space for fridge freezer. Tiled flooring. Radiator. Two ceiling lights.



## Landing

Double glazed window to the rear aspect. Airing cupboard with shelving and housing the Baxi gas-fired combination boiler. Access into the loft (which is part boarded with light and ladder). Doors leading off.

## Bedroom One 11' 11" x 11' 1" (3.63m x 3.38m)

Double glazed window to the front aspect. Built in wardrobe. Pendant light fitting. Radiator.



## Bedroom Two 13' 0" max x 9' 4" (3.96m x 2.84m)

Double glazed window to the side aspect. Wood flooring. Pendant light fitting. Radiator.

## Bedroom Three 8' 6" x 8' 3" (2.59m x 2.51m)

Double glazed window to the rear aspect with views to Bredon Hill. Wood flooring. Pendant light fitting. Radiator.

## Bathroom 9' 4" max x 5' 10" (2.84m x 1.78m)

Two obscure double glazed windows to the rear aspect. Matching white suite: Panelled bath with mains fed shower. Pedestal wash hand basin. Low flush w.c. Part tiled walls (re-tiled approx. a year ago). Ladder/towel radiator. Pendant light fitting.





## South Easterly Rear Garden

The garden is enclosed and predominately laid to lawn with a variety of mature planting. Patio seating area. There is an official right of access through the neighbouring garden which is currently not used. A fence panel would have to be lifted/removed in order for right of way to be used.



**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 WR103AY



View from bedroom two

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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