



Claverton Estate Stoulton

Asking Price £284,000

- Three-bedroom end terrace house
- Living room with wood effect flooring
- Kitchen with integrated appliances
- Dining room
- First floor bathroom and ground floor w.c.
- No onward chain
- Generous sized rear garden
- Sought after location, close to Worcestershire Parkway Train Station and the M5 motorway link

Nigel Poole
& Partners

Claverton Estate

Stoulton

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****THREE BEDROOM END TERRACE HOUSE IN A DESIRABLE VILLAGE LOCATION**** This property is neutrally decorated throughout and is offered for sale with NO ONWARD CHAIN. Entrance porch; hallway; living room; dining room; kitchen; utility area and office. Three bedrooms and bathroom on the first floor plus downstairs w.c. Claverton Estate is a cul-de-sac situated within the quiet rural village of Stoulton. The village is a short drive to Junction 7 of the M5 Motorway, Worcestershire Parkway train station (with direct links to Birmingham, London and Cheltenham), the Georgian Market Town of Pershore and Stoulton Woods.

Approach

Fence and hedge broader, lawn and path leading to front porch. Oil tank.

Entrance Porch

Obscure glazed windows and door to the front. Tiled flooring. Glazed door to the hallway.

Hallway

Ceiling light. Radiator. Stairs rising to the first floor. Door to the living room and dining room. Built-in understairs cupboard.

Living Room 17' 5" x 10' 2" (5.30m x 3.10m) Max

Double glazed window to the rear aspect. Ceiling light. Two radiators. Wood effect flooring. Picture rail.



Dining Room 10' 9" x 14' 5" (3.27m x 4.39m) Max

Double glazed window to the front aspect. Ceiling light. Picture Rail. Wood effect flooring. Archway to the inner hallway.

Inner Hallway

Archway to the kitchen. Ceiling light. Door to the side porch. Door to the cloakroom. Door to the boiler room with window to the front; ceiling light and oil fired Worcester Bosch Boiler.

Cloakroom

Obscure double glazed window to the front aspect. Ceiling light. Pedestal wash hand basin, with tiled splashback. Low level w.c. Heated ladder towel rail.

Kitchen 10' 2" x 11' 11" (3.10m x 3.63m) Max

Double glazed window to the rear aspect. Ceiling light. A range of wall and base units surmounted by worktops. One and a half bowl sink with mixer tap and tiled splashback. Integrated electric oven and hob. Space and plumbing for a dishwasher. Radiator. Door to the side porch.



23 High Street, Pershore WR10 1AA

Side Porch 19' 3" x 6' 5" (5.86m x 1.95m) Max

Double glazed window to the rear aspect. Two strip lights. Space and plumbing for a washing machine. Obscure double glazed door to the front. Part wood effect floor. Door to the garden.

Landing

Ceiling light. Doors to the bedrooms and bathroom. Access to the loft. Exposed floorboards.

Bedroom One 9' 6" x 14' 5" (2.89m x 4.39m) Max

Double glazed window to the front aspect. Built in mirrored wardrobes. Wood effect flooring. Down lights. Radiator.



Bedroom Two 10' 11" x 11' 0" (3.32m x 3.35m) Maz

Double glazed window to the rear aspect. Ceiling light. Wood effect flooring. Radiator.

Bedroom Three 9' 4" x 7' 7" (2.84m x 2.31m) Max

Double glazed window to the front aspect. Ceiling light. Built-in overstairs cupboard. Wood effect flooring. Radiator.

Bathroom

Obscure double glazed window to the rear. Ceiling light. Panelled bath with over head shower. Pedestal hand wash basin with tiled splash back. Low level w.c. Built in storage cupboard. Ladder towel rail.

Garden

Laid to lawn with fenced boundary. Patio seating area. Timber shed.

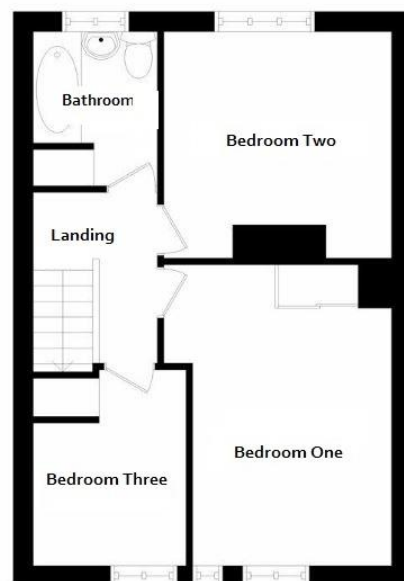


Tenure: Freehold

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 WR7 4RH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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