



The Maybury Eckington

£400,000

- Three bedroom detached house
- Living room with a fireplace housing the living flame gas fire
- Kitchen/dining room with sliding doors to the garden
- South facing well maintained rear garden
- Garage and parking for several vehicles
- Sought after village location with amenities

Nigel Poole
& Partners

The Maybury

Eckington

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****DETACHED THREE BEDROOM HOUSE**** Entrance porch; entrance hall; living room; kitchen/dining room and cloakroom. On the first floor there are three double bedrooms and a shower room. A new central heating system was installed in 2021 (Bosch Eco boiler and radiators). The well-maintained South facing rear garden is laid to lawn with a covered decked area, patio seating areas, established planted beds and borders. Garage and driveway providing parking for several vehicles. Located in the beautiful communal village of Eckington with amenities including a village shop, first school, pubs and a village hall. Daily buses to the market town of Pershore which has an array of independent retailers, restaurants, leisure facilities, schooling, medical facilities, Pershore Abbey and park.

Front

Block paved driveway with parking for several vehicles. Planted bed. Gated access to the rear of the property.

Porch 6' 1" x 3' 7" (1.85m x 1.09m)

Double glazed windows and door. Obscure double glazed door to the entrance hall.

Entrance Hall 16' 9" x 5' 11" (5.10m x 1.80m) max

Doors to the living room, kitchen and under stairs cupboard housing the Bosch Eco gas fired combination boiler. Stairs rising to the first floor. Radiator.

Living Room 15' 11" x 13' 10" (4.85m x 4.21m)

Double glazed window to the front aspect. Fireplace with a living flame gas fire. Door to the kitchen/dining room. Radiator.



Kitchen/Dining Room 19' 1" x 11' 6" (5.81m x 3.50m)

Double glazed window to the rear aspect and sliding doors to the garden. Wall and base units surmounted by worksurface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Oven, hob and fridge freezer. Space and plumbing for a washing machine. Glazed door to the rear hall with door to the cloakroom and double glazed door to the side aspect. Radiator.



Cloakroom 5' 7" x 2' 9" (1.70m x 0.84m)

Obscure double glazed window to the rear aspect. Vanity wash hand basin and low flush w.c.

Landing

Double glazed window to the side aspect. Doors to the bedrooms, bathroom and airing cupboard.

Bedroom One 13' 10" x 12' 11" (4.21m x 3.93m)

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

Bedroom Two 11' 5" x 10' 0" (3.48m x 3.05m)

Double glazed window to the rear aspect. Built in wardrobe. Radiator.

Bedroom Three 13' 9" x 9' 0" (4.19m x 2.74m) max

Double glazed to the front aspect. Built in wardrobe. Radiator.

Shower Room 8' 1" x 5' 6" (2.46m x 1.68m)

Obscure double glazed window to the rear aspect. Shower cubicle with electric Mira shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Garage

Electric door, power and light.

Garden

Well maintained South facing rear garden laid to lawn with a covered decked seating area, patio seating areas and mature planting.



Tenure: Freehold

Council Tax Band: D

Broadband and Mobile Information:

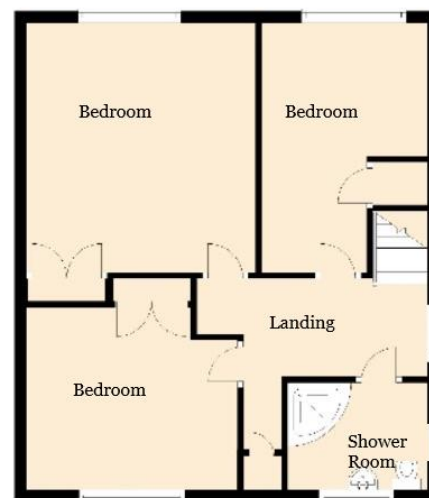
To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3BN





Ground Floor

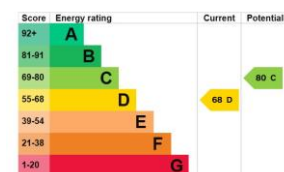
Approx. 70.9 sq. metres (763.8 sq. feet)



First Floor

Approx. 55.8 sq. metres (600.8 sq. feet)

Total area: approx. 126.8 sq. metres (1364.4 sq. feet)



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