



# Redlands, Pershore

Asking Price: £289,000

- Three bedroom newly renovated mid terraced house
- Newly fitted kitchen with integrated appliances
- Separate utility room with w.c.
- Two double bedrooms and a single bedroom
- Newly fitted Wifi controlled shower room
- Low maintenance rear garden with patio seating area
- Off road parking for multiple vehicles and garage with additional parking
- Close proximity to Pershore town centre with amenities

**Nigel Poole  
& Partners**

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Pershore

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**\*\*THREE BEDROOM MID TERRACE HOUSE IN PERSHORE TOWN CENTRE\*\*** Solar panels; porch; entrance hall; 'L' shaped lounge; kitchen; separate utility room. On the first floor there are three bedrooms and a shower room. Low maintenance garden with patio seating area and lawn with wooden storage shed. Off road parking for multiple vehicles; garage with additional parking. The pretty market town of Pershore provides a range of great shopping and leisure facilities including a theatre. The area has a good range of schools both state and independent. Located within easy access to Pershore town centre, Pershore train station, Worcestershire Parkway train station and excellent links to the motorway.

## Front

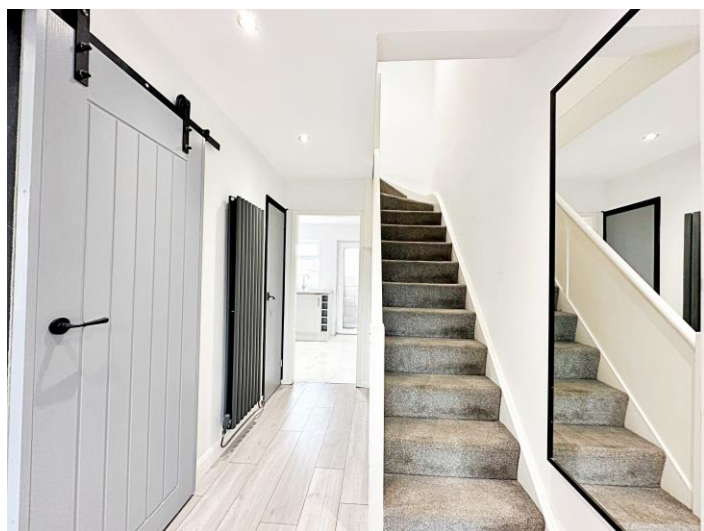
Block paved driveway with parking for multiple vehicles, solar panels.

## Entrance Porch 5' 4" x 3' 3" (1.62m x 0.99m)

Double glazed door and window to the front aspect; wood effect tiled floor; down lights; obscure double-glazed door and window to the entrance hall.

## Entrance Hall 12' 11" x 5' 8" (3.93m x 1.73m)

Sliding door to the lounge, open to the kitchen; under stairs storage and storage cupboard; stairs rising to the first floor; down lights; central heated ladder radiator; tiled floor.



## Lounge 21' 0" x 12' 8" (6.40m x 3.86m) Max 'L' Shaped

Double glazed window to front aspect; double glazed sliding door to rear aspect; down lights; two radiators.

## Kitchen 9' 10" x 8' 2" (2.99m x 2.49m)

Double glazed window to the rear aspect and double-glazed door to the rear porch; a range of wall and base units with wood effect worktop; stainless steel sink and drainer with mixer tap; integrated Zanussi electric oven and electric hob with extractor above; integrated Hoover dishwasher; space for fridge/ freezer; down lights; tiled floor.



## Rear Porch 4' 10" x 3' 4" (1.47m x 1.02m)

Double glazed door to the garden; door to the utility; part tiled walls; down lights; access to loft space; tiled floor.

## Utility room 4' 11" x 4' 5" (1.50m x 1.35m)

Double glazed window to the rear aspect; wall unit; space and plumbing for washing machine and tumble dryer with worktop above; low level w.c and sink above; part tiled walls; down lights; tiled floor.

## Landing 7' 5" x 6' 1" (2.26m x 1.85m)

Doors to bedrooms and bathroom; down lights; access to the loft, which is boarded with light and ladder

## Bedroom One 12' 9" x 10' 5" (3.88m x 3.17m)

Double glazed window to the rear aspect; cupboard housing the gas fired 'Valliant' boiler and storage space; down lights; radiator.

## Bedroom Two 10' 8" x 10' 4" (3.25m x 3.15m)

Double glazed window to the front aspect; down lights; radiator.

## Bedroom Three 7' 7" x 6' 0" (2.31m x 1.83m)

Double glazed window to the front aspect; down lights; radiator.

## Bathroom 5' 10" x 5' 10" (1.78m x 1.78m)

Obscure double glazed window to rear aspect; shower cubicle with mains fed mixer shower with hose attachment and waterfall above - which can be controlled by Wifi via the Mira app on your phone; glass screen and door; vanity hand wash basin with mixer tap; low level w.c; tiled walls and floor; central heated ladder rail; down lights; extractor fan.



## Garden

Low maintenance garden with patio seating area; laid to lawn; wooden storage shed; outdoor electric socket; outside watering tap; gated access to the garage area.

## Tenure: Freehold

## Council Tax Band: B

## 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 1EJ

## About Pershore

Pershore is renowned for its outstanding Georgian buildings and the beautiful Pershore Abbey and Abbey park. The towns tranquillity is helped by being surrounded by beautiful countryside and picturesque villages – including the wonderful Avon Meadow Community Wetlands – and is a haven for cyclists and ramblers. Pershore is a town renowned for its independent shops which offer the discerning shopper an extensive range of purchases. There are also many specialist shops, welcoming pubs and restaurants, along with the monthly 'Broad Street market.' During August visitors will be able to purchase the town's most famous fruit – the Pershore plum – that is also celebrated during a month-long award-winning festival.



## Ground Floor

Approx. 54.1 sq. metres (582.3 sq. feet)



## First Floor

Approx. 37.6 sq. metres (404.5 sq. feet)



Total area: approx. 91.7 sq. metres (986.8 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 90 B    | 90 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these, and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



### MISREPRESENTATION ACT 1991

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