



# Cherry Orchard Persnore

£375,000

- Three bedroom detached house
- Living room with doors to the conservatory
- Dining room and study
- Master bedroom with en-suite
- Persnore town centre location with superb views to the rear
- Garage and driveway

Nigel Poole  
& Partners

# Cherry Orchard

Pershore

£375,000

**\*\*THREE BEDROOM DETACHED HOUSE LOCATED IN PERSHORE TOWN CENTRE\*\***  
Surrounded by beautiful countryside with far reaching views over Avon Meadow. Entrance porch to the entrance hall; cloakroom; living room with doors to the conservatory; kitchen; dining room and study. On the first floor three bedrooms-the master with en-suite plus a family bathroom. Well established planted fore and rear gardens with winter heathers and roses. Garage and driveway. Pershore has an excellent range of amenities and independent shops, a thriving social and sports clubs and the theatre, a leisure centre, and many pubs and restaurants.

## Front

Planted with winter heathers. Access to the porch.

## Entrance Hall

Doors to the cloakroom, living room, and kitchen. Open plan to the dining room. Stairs rising to the first floor. Radiator.

## Cloakroom 5' 3" x 2' 9" (1.60m x 0.84m)

Obscure double glazed window to the front aspect. Wall mounted wash hand basin and low flush w.c. Radiator.

## Living Room 24' 1" x 10' 4" (7.34m x 3.15m) max

Dual aspect double glazed windows to the front and side aspects. Double glazed sliding doors to the conservatory. Cotswold stone fireplace. Two radiators.



## Conservatory 23' 9" x 8' 3" (7.23m x 2.51m) max

Built of brick with double glazed windows and French doors to the garden. Wall mounted electric heater and radiator.

## Dining Room 9' 5" x 7' 8" (2.87m x 2.34m) min

Double glazed window to the side aspect. Door to the study. Radiator.

## Study 11' 1" x 6' 4" (3.38m x 1.93m)

Double glazed window to the front aspect. Radiator.

## Kitchen 13' 6" x 7' 3" (4.11m x 2.21m)

Double glazed window to the conservatory. Single glazed door to the conservatory. Wall and base units surmounted by work surface. Sink and drainer with mixer tap. Tiled splashbacks. Space for appliances. Space and plumbing for a washing machine.



## Landing

Cupboard housing the gas fired Worcester boiler. Doors to three bedrooms and a bathroom.

## Master Bedroom 14' 7" x 10' 4" (4.44m x 3.15m)

Double glazed window to the front aspect. Fitted cupboard. Radiator. Door to the en-suite.

23 High Street, Pershore WR10 1AA

### En-suite 5' 8" x 4' 2" (1.73m x 1.27m)

Obscure double glazed window to the front aspect. Shower cubicle with mains fed shower. Vanity wash hand basin.

### Bedroom Two 10' 0" x 8' 1" (3.05m x 2.46m) max

Double glazed window to the rear aspect. Fitted cupboard. Radiator.

### Bedroom Three 10' 2" x 7' 7" (3.10m x 2.31m) max

Double glazed window to the front aspect and side aspects. Fitted cupboard. Radiator.

### Bathroom 7' 4" x 6' 9" (2.23m x 2.06m) max

Double glazed window to the rear aspect. Panelled bath. Pedestal wash hand basin. Tiled splashbacks. Radiator.

### W.C 4' 3" x 3' 0" (1.29m x 0.91m)

Obscure double glazed window to the rear aspect. Low flush w.c.

### Garage

Up and over door. Light and power.

### 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 1EL**

### Garden

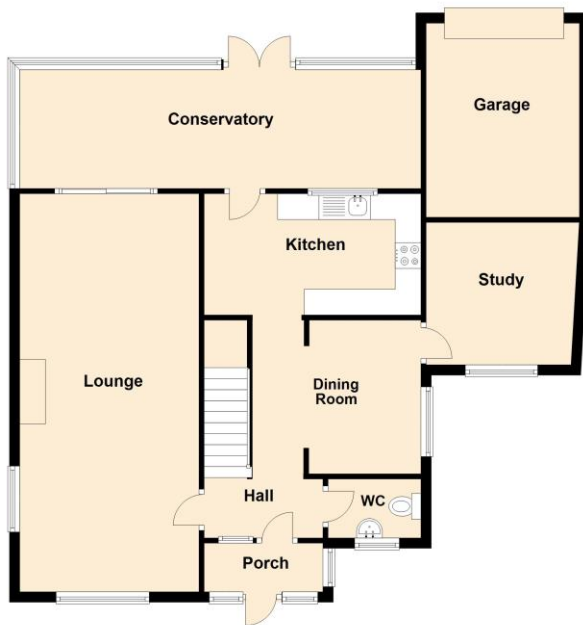
Driveway. Laid to lawn with planting. Views to Avon Meadow.



Council Tax Band: E

Tenure: Freehold



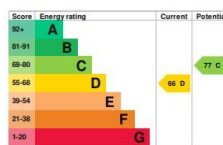


**Ground Floor**  
Approx. 96.9 sq. metres (1043.3 sq. feet)



**First Floor**  
Approx. 55.7 sq. metres (600.0 sq. feet)

Total area: approx. 152.7 sq. metres (1643.3 sq. feet)



**MISREPRESENTATION ACT 1991**

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