



Meadow Walk, Pershore

Asking Price: £225,000

- Three bedroom mid terrace house
- Living room with doors to the rear garden
- Kitchen/dining room
- Well maintained garden
- Countryside views
- Close proximity to Pershore town centre
- No upward chain
- **VIEWING AVAILABLE 7 DAYS A WEEK**

Nigel Poole
& Partners

Meadow Walk,

Pershore

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****THREE BEDROOM SEMI-DETACHED HOUSE**** Entrance hall; living room; kitchen/dining room; three bedrooms and a bathroom. The rear garden is laid to lawn with a patio seating area. Stunning countryside views within close proximity to Pershore town centre with amenities. Easy access to Pershore train station, Worcestershire Parkways train station and excellent links to the motorway.

Front

Enclosed fore garden. Passage to the rear of the property.

Entrance Hall

Doors to the living room and kitchen/dining room. Stairs rising to the first floor. Radiator.

Living Room 17' 4" x 11' 6" (5.28m x 3.50m) max

Double glazed window to the front aspect with double glazed sliding doors to the rear aspect. Radiator.



Kitchen/Dining Room 17' 10" x 8' 3" (5.43m x 2.51m) max

Double glazed window to the front and rear. Obscure double glazed door to the rear garden. Under stairs cupboard. Radiator. Wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Electric oven and gas hob. Space and plumbing for a washing machine.



Landing

Doors to the bedrooms and bathroom. Storage cupboards housing the hot water tank and the Baxi gas fired boiler.

Bedroom One 13' 10" x 11' 7" (4.21m x 3.53m) max

Double glazed window to the front aspect with countryside views. Storage cupboard. Radiator.

Bedroom Two 11' 7" x 11' 6" (3.53m x 3.50m) max

Double glazed window to the front aspect with countryside views. Radiator.

23 High Street, Pershore WR10 1AA

Bedroom Three 8' 4" x 7' 6" (2.54m x 2.28m)

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

Bathroom 7' 5" x 5' 4" (2.26m x 1.62m)

Obscure double glazed window to the rear aspect. Panelled bath with mains fed shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Garden

Brick storage with light and power. w.c. Door to passage with access to the front of the property. The garden is laid to lawn with planting and patio seating 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 1NR





GROUND FLOOR



FIRST FLOOR

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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