



The Green Pinvin

Offers Over: £475,000

- An extended three bedroom bungalow with westerly facing rear garden
- Quiet cul-de-sac location
- L-shaped lounge/dining room with useful study area
- Kitchen and separate utility room (at rear of garage)
- Two double bedrooms and a single
- Two bedrooms with fitted wardrobes
- Shower room
- Garden with patio, mature planting, shed with light & power and greenhouse

**Nigel Poole
& Partners**

The Green

Pinvin

Offers Over: £475,000

****AN EXTENDED THREE BEDROOM DETACHED BUNGALOW WITH WESTERLY FACING REAR GARDEN**** Located in quiet cul-de-sac in a popular residential location on outskirts of Pershore. Entrance hall; A light and airy dual aspect L-shaped lounge/dining room with useful study area; kitchen with integrated appliances; separate utility room (to the rear of the garage); three bedrooms - two with fitted wardrobes; shower room. Westerly rear garden with mature planting, wooden storage shed (with light and power) and greenhouse (with watering tap). Garage and driveway with parking for two vehicles.

Front

Block paved driveway with parking for two vehicles and path to the front door. Up and over door to the garage; Laid to lawn with mature planting.

Entrance Hall

Doors into the lounge/dining room and utility room; pendant light fitting.

Lounge/Dining Room 24' 4" x 23' 11" (7.41m x 7.28m)

Max

A lovely light dual aspect room with double glazed windows to the front and side aspects. French doors to the side onto the south facing patio seating area. Wall mounted living flame electric fire. Doors into the kitchen; hallway and entrance hall. Pendant light fittings. Radiator.



Kitchen 24' 4" x 23' 11" (7.41m x 7.28m) Max

Double glazed windows to the side aspect. Fitted with a range of wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated electric oven and four ring gas hob with extractor hood above. Integrated fridge/freezer. Wood effect flooring. Down lights. Radiator.



Utility Room 13' 3" x 9' 1" (4.04m x 2.77m) Max

Obscure double glazed window and door to the rear aspect. Fitted with a range of wall and base units with wood effect work surface. Stainless steel sink and drainer with mixer tap. Integrated fridge. One cupboard housing the gas fired combi-boiler. Space and plumbing for a washing machine and tumble dryer. Down lights. Radiator.

Inner Hallway ('L' Shaped) 13' 2" x 14' 2" (4.01m x

4.31m) Max

Doors into the kitchen; lounge; three beds; bathroom and airing cupboard (wth shelving). Access into the loft (which is insulated but no boarding, light or ladder). Pendant light fitting. Radiator.

Bedroom One 12' 11" x 8' 4" (3.93m x 2.54m)

Two double glazed windows to the rear aspect. Built in wardrobes. Pendant light fitting. Radiator.



Bedroom Two 9' 1" x 11' 10" (2.77m x 3.60m)

Double glazed windows to the rear and side aspects. Built in wardrobes. Pendant light fitting. Radiator.

Bedroom Three 9' 4" x 8' 11" (2.84m x 2.72m) Max

Double glazed window to the side aspect. Pendant light fitting. Radiator.

Shower Room 7' 5" x 5' 5" (2.26m x 1.65m)

Obscure double glazed window to the side aspect. Shower cubicle with glass door/screen and 'Triton' electric shower. Pedestal hand wash basin with mixer tap. Low level w.c. Part tiled walls and tiled flooring. Central heated ladder radiator.

Westerly Garden

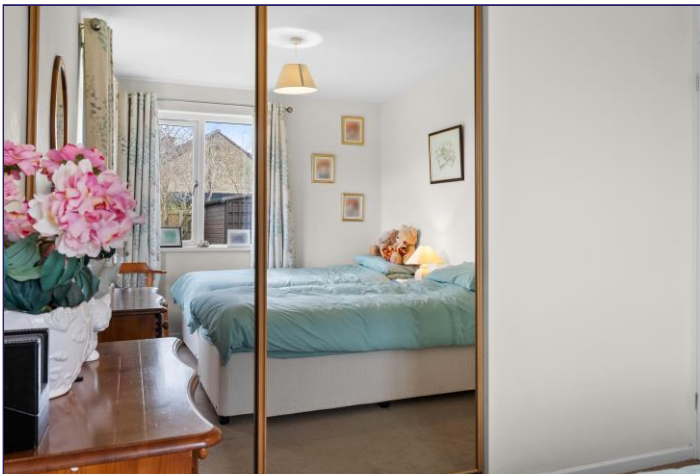
The enclosed rear garden is predominately laid to lawn with a variety of mature planting and has gated side access. There are two patio seating areas at both sides of the bungalow - one paved, one decked. The garden has a raised bed - ideal for growing vegetable. Wooden shed with light and power. Green house with watering tap.

Garage 11' 9" x 11' 0" (3.58m x 3.35m)

Up and over door to the front. Light and power. Door into the utility room.

Additional Information

This property is fitted with CCTV cameras at the front and rear which will be in operation during viewings.



Tenure: Freehold

Council Tax Band: C

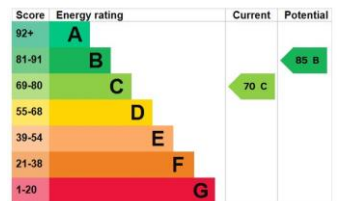
Broadband and Mobile Information:

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 WR10 2ET



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 to ensure checks are HMRC compliant. The cost of these checks is £60 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

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330



The UK's number one property website