



Stonewell Terrace Pershore

Asking Price: £290,000

- Three bedroom mid-terrace house
- Superb open plan conservatory/dining/family room and kitchen
- Living room with open fire and iron cast surround
- Beautifully presented throughout
- Rear garden laid to lawn with a patio seating area
- Sought after town location
- No upward chain

Nigel Poole
& Partners

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****THREE BEDROOM FAMILY HOME ON THE POPULAR ABBEY ESTATE**** Refurbished by the current owners. Entrance hall; living room; superb conservatory-dining/family room; kitchen and cloakroom. On the first floor there are three bedrooms and a family bathroom. The rear garden is laid to lawn with a patio seating area. Easy access to Pershore town centre with schools, independent retailers, coffee shops, Number 8 Theatre, leisure centre, public houses and restaurants. Excellent transport connections with easy access to the motorway, Pershore train station and Worcestershire Parkway station.

Front

Laid to lawn.

Entrance Hallway

Oak flooring. Door to the living room. Stairs rising to the first floor. Radiator. Open plan to the kitchen.

Living Room 17' 5" x 12' 6" (5.30m x 3.81m) min

Open plan to the conservatory. Double glazed window to the front aspect. Open fire with a cast iron surround. Radiator.



Conservatory/Dining/Family Room 21' 1" x 11' 11" (6.42m x 3.63m) max

Double glazed windows and French doors to the garden. Oak flooring. Two radiators. Open plan to the kitchen.

Kitchen 17' 4" x 16' 4" (5.28m x 4.97m) max

Door to the front aspect. Door to the cloakroom. Double glazed window to the front aspect. Wall and base units surmounted by worksurface. Sink and drainer with mixer tap. Space and plumbing for a washing machine. Space for an oven. Extractor fan over. Space for an American style fridge freezer. Radiator. Under stairs cupboard.



Landing

Double glazed window to the rear aspect. Doors to the three bedrooms, bathroom, w.c. and cupboard housing the Vaillant gas fired combination boiler.

Master Bedroom 16' 9" x 10' 2" (5.10m x 3.10m) max

Two double glazed windows to the front aspect. Radiators.



23 High Street, Pershore WR10 1AA

Bedroom Two 11' 8" x 11' 4" (3.55m x 3.45m) max

Double glazed window to the front aspect. Radiator.

Bedroom Three 10' 10" x 6' 10" (3.30m x 2.08m)

Double glazed window to the rear aspect.

Bathroom 5' 9" x 5' 4" (1.75m x 1.62m)

Obscure double glazed window to the rear aspect. Panelled bath with mains fed shower. Vanity wash hand basin. Central heated ladder rail. Vinyl flooring.



W.C. 5' 8" x 2' 5" (1.73m x 0.74m)

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



Garden

Laid to lawn with a patio seating area and planted borders. Garden shed. Outside tap.



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 1LH**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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