



Willow Close, Perschore

Asking Price: £415,000

- Two bedroom renovated semi-detached corner plot bungalow
- Quiet cul-de-sac location with sought after town location amenities
- Recently fitted open plan kitchen with integrated appliances
- Open plan lounge/dining room
- Two double bedrooms with family shower room
- Driveway and garage with light and power
- Mature landscaped garden with patio and decking seating areas, taking advantage of the sun throughout the day

**Nigel Poole
& Partners**

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Pershore

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****TWO DOUBLE BEDROOM NEWLY RENOVATED SEMI-DETACHED BUNGALOW IN SOUGHT AFTER TOWN LOCATION****

Situated on a corner plot with breathtaking views to Pershore Abbey and Bredon hill. Entrance porch: lounge/ dining/ recently fitted kitchen with integrated appliances; two double bedrooms, the master benefitting from far reaching views to Bredon hill; shower room with vanity units with oak doors throughout. Laid to lawn garden with patio and decking zoned areas taking advantage of the sun throughout the day, mature planted borders, pond and sleepers with deck lights. Garage with light and power; driveway with off road parking. In a quiet cul-de-sac location within walking distance of the beautiful Georgian market town Pershore which has an array of independent retailers, restaurants, leisure facilities, schooling, medical facilities, Pershore Abbey and park. There are daily buses available into the town centre and buses to Worcester, Evesham and beyond. Within easy access to Pershore train station, Worcestershire Parkways train station and excellent links to the motorway.

Entrance Porch 5' 0" x 3' 1" (1.52m x 0.94m)

Double glazed windows to three aspects. Obscure glazed wooden door and side panel to lounge.



Open Plan Kitchen/Lounge/Dining Room

28' 6" x 16' 0" (8.68m x 4.87m)

Double glazed window to the front and rear aspect. Range of wall and base units; integrated appliances including washing machine, 'Logik' slimline dishwasher, 'Hotpoint' electric oven and 'Neff' induction hob with an overhead extractor, 'Zanussi' Fridge/Freezer. Wooden worktop; ceramic Belfast sink; mixer tap; drainer. Pendant light fittings; downlights; skylight; radiators. French doors to the garden; door to cupboard housing 'Worcester Bosch' gas fired boiler. Wood effect flooring.

Bedroom One 12' 8" x 10' 5" (3.86m x 3.17m)

Double glazed window to the front aspect. Pendant light fitting; radiator.



Bedroom Two 9' 2" x 8' 8" (2.79m x 2.64m)

Double glazed window to the rear aspect. Pendant light fitting; access to the loft; radiator.



23 High Street, Pershore WR10 1AA



Shower Room 7' 2" x 6' 5" (2.18m x 1.95m)

Obscure double glazed window to the rear aspect. Vanity hand wash basin with mixer tap; low level w.c.; marble affect work top; tiled splash back. Mains fed shower cubicle with rainfall head; glass screen sliding door; tiled wall. Down lights; extractor fan; central heated ladder towel rail.



Garden

Patio; landscaped laid to lawn; mature planted borders; pond; zoned areas taking advantage of the sun throughout the day; far reaching views; wooden decking; outside tap and electric point. Wooden sleepers with integrated lighting; gated side access; door to garage.

Garage 17' 0" x 8' 3" (5.18m x 2.51m)

Up and over door to the front drive. Double glazed window to the rear aspect; light and power.



Broadband;

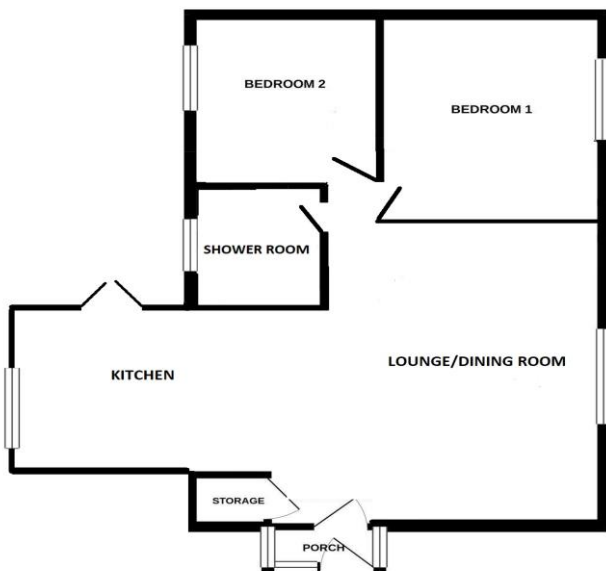
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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N446 Ravensworth 01670 713330

