



Lavender House, High Street Pershore

Asking Price: £297,500

- Three bedroom, three storey town house
- Sitting room with archway into dining room
- Fitted kitchen with French doors into the rear garden
- Two bedrooms on the first floor and family bathroom
- Master bedroom with en-suite on the second floor
- Ground floor w.c.
- Low maintenance rear garden
- New Worcester boiler fitted December 2024
- NO ONWARD CHAIN

**Nigel Poole
& Partners**

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Pershore

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****A THREE BEDROOM, THREE STOREY TOWN HOUSE WITH LOW MAINTENANCE REAR GARDEN**** Convenient town centre location this property provides living accommodation of just over 1262 sq. ft. Entrance hall with w.c.; lounge with archway into a dining room; fitted kitchen with French doors into the garden; master bedroom and en-suite located on the second floor; two further bedrooms and family bathroom on the first floor. Low maintenance/hard landscaped rear garden. NO ONWARD CHAIN.



Front

Entrance into this property is off the High Street directly into a vestibule with cupboard housing meters/fuse board. Small step into hallway.

Entrance Hallway

Stairs rising to the first floor with half height wood panelling. The walk in understairs cupboard has been fitted with a w.c. and wash hand basin. Hardwood flooring. Ceiling and wall lights. Radiator.

Lounge

Double glazed sash window to the front aspect. Chimney breast with feature oak mantle and space for free standing electric fire. Hardwood flooring. Television aerial point. Pendant light fitting. Radiator. Double doors into the hallway and archway into dining room.

Dining Room 13' 7" x 11' 10" (4.14m x 3.60m)

Built in shelving to one wall. Hardwood flooring. Ceiling and wall lights. Radiator. Television aerial point. Steps up into kitchen. Archway into lounge. Door into hallway.



Kitchen 14' 1" x 12' 8" (4.29m x 3.86m)

Four Velux roof lights. Double glazed French doors with side windows to the rear. Range of cream gloss wall and base units surmounted by wooden block work surface. One and a half bowl sink and drainer with mixer tap. Tiled splash backs. Integrated electric oven and five ring gas hob with extractor hood. Plumbing and space for washing machine. Space for tumble dryer. Space for fridge freezer. Laminate wood flooring. Ceiling light and two spot light tracks. Radiator. Steps down into dining room.

First Floor Landing

Airing cupboard with shelving and radiator. Cupboard housing Worcester gas-fired combination boiler (fitted December 2024). Alcove with shelf. Radiator. Stairs rising to second floor.

Bedroom One (on second floor) 19' 10" x 10' 5" (6.04m x 3.17m)

Double glazed sash window to the front aspect. Two Velux roof lights to the rear. Sloped ceilings. Storage into eaves. Television aerial point. Radiator.



En-Suite 6' 10" x 3' 10" (2.08m x 1.17m)

Double glazed Velux to the rear aspect. Corner shower cubicle with mains fed shower. Pedestal wash hand basin. Low level w.c. Tiled splash backs and floor. Ladder/towel radiator. Extractor fan.

Bedroom Two 13' 7" x 7' 11" (4.14m x 2.41m)

Double glazed sash window to the front aspect. Double fitted wardrobe shelf and hanging rail. Television aerial point. Radiator.

Bedroom Three 12' 0" x 6' 10" (3.65m x 2.08m)

Double glazed sash window to the rear. Radiator.

Bathroom 8' 9" x 6' 5" (2.66m x 1.95m)

Obscure double glazed window to the rear aspect. Matching white suite: Panelled bath with mixer tap and mains fed shower. Pedestal wash hand basin. Low level w.c. Ladder/towel radiator. Wood effect wall panelling. Extractor fan.



Rear Garden

Enclosed by fencing. Small block paved patio area directly outside kitchen with steps leading up to the main garden which is also block paved/low maintenance. Raised planter bed. Greenhouse.

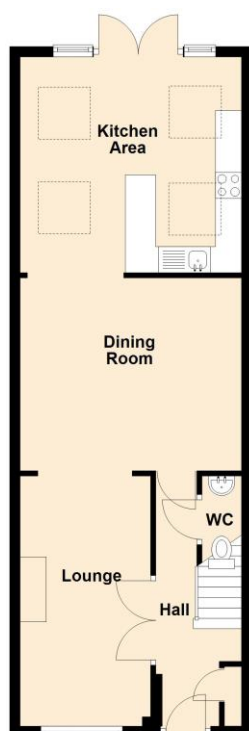


Tenure: Freehold

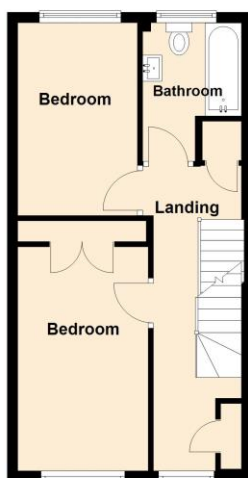
Council Tax Band: C

Broadband and Mobile information:

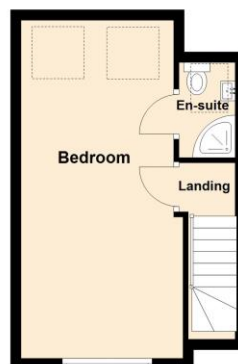
To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1EQ



Ground Floor
Approx. 54.8 sq. metres (589.5 sq. feet)



First Floor
Approx. 37.1 sq. metres (399.1 sq. feet)

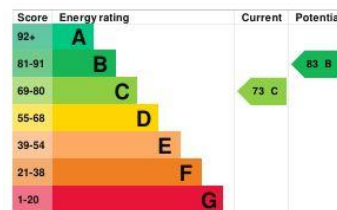


Top Floor
Approx. 25.5 sq. metres (274.0 sq. feet)

Total area: approx. 117.3 sq. metres (1262.6 sq. feet)

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.



MISREPRESENTATION ACT 1991

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