



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

2 Station Gardens, Eckington, Pershore, Worcestershire. WR10 3EZ

Offers Over £300,000

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A modern two bedroom detached Bungalow benefiting from a recently upgraded Kitchen, situated in a cul-de-sac location within the highly sought after village of Eckington.

Accommodation briefly comprises: Porch, Hallway, Living Room, Conservatory, re-fitted Kitchen, two Bedrooms and Bathroom.

Outside: To the front is a driveway and access into a single Garage. To the rear is a fully enclosed private garden.

LOCATION:

The property is located in the popular village of Eckington, benefiting from a number of amenities to include two Public Houses, well regarded Hotel, Village Hall, General Stores and Hairdressers. The village is ideally placed for easy access to the M5 motorway, as well as the market Town of Pershore approximately 2 miles to the north.

Kitchen - 2.57m x 4.03m (8'5" x 13'2")

Living Room - 4.16m x 3.44m (13'7" x 11'3")

Conservatory - 3.66m x 2.83m (12'0" x 9'3")

Bedroom 1 - 3.5m x 2.85m (11'5" x 9'4")

Bedroom 2 - 2.54m x 3.44m (8'4" x 11'3")

Bathroom - 2.03m x 2.85m (6'7" x 9'4")

Garage - 5.36m x 2.7m (17'7" x 8'10")





Ground Floor
Approx. 74.8 sq. metres (805.1 sq. feet)



Total area: approx. 74.8 sq. metres (805.1 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- Detached Bungalow
- High quality re-fitted Kitchen
- Driveway & Garage
- Sought after village location
- Council Tax Band D
- 2 Bedrooms
- Conservatory
- Private garden
- NO ONWARD CHAIN



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	