



# Holloway, Pershore

Asking Price £475,000

- Four bedroom detached property
- Living room with multi fuel burner
- Partly renovated
- Low maintenance garden with summerhouse
- Driveway with parking for several vehicles
- Sought after town location
- Planning approved for single story side and rear extensions with internal alterations
- **\*\*VIEWING AVAILABLE 7 DAYS A WEEK\*\***

**Nigel Poole  
& Partners**

# Holloway, Pershore

Asking Price: £475,000

**\*\*FOUR BEDROOM DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION\*\*** Entrance Hall; living room; dining room; kitchen; utility; w.c.; four double bedrooms and a family bathroom. Garden with patio area and laid to lawn. Summerhouse with electric and water. Driveway for multiple vehicles. The property has been partly renovated by the current owners and will require further updating. Easy access to Pershore town centre with its independent retailers, the Pershore train station, Worcestershire Parkways train station and excellent links to the motorway.

## Front

Low maintenance driveway for multiple vehicles. Mature hedge for privacy. Double gates to rear.

## Hallway 14' 11" x 5' 11" (4.54m x 1.80m)

Oak door to entrance hall. Doors to the living room, dining room, kitchen and bedroom one. Ladder radiator. Stairs rising to first floor.

## Living Room 10' 9" x 3' 3" (3.27m x 0.99m)

Double glazed bay window to the front aspect. Multi fuel burner with oak mantel. Radiator. Down lights. Oak veneer door.



## Dining Room 13' 8" x 10' 5" (4.16m x 3.17m)

Double glazed French doors to the rear patio. Gas fire. Pendant light fitting. Radiator.

## Kitchen 12' 4" x 11' 4" Max (3.76m x 3.45m)

Double glazed windows to the rear garden. Range of wall and base units with work top. Tiled splash back. One and a half sink with drainer and mixer tap. Electric oven and gas hob. Space for under counter fridge and freezer. Pendant light. Radiator.



## Utility Room 4' 3" x 6' 7" (1.29m x 2.01m)

Double glazed obscure wooden door to the rear patio. Space and plumbing for a washing machine and tumble dryer. Work top and shelving above. Door to w.c.

## W.C. 4' 4" x 4' 4" (1.32m x 1.32m)

Pedestal hand wash basin. Low level w.c. Partly tiled walls. Radiator.

## Bedroom One 9' 7" x 15' 4" Min (2.92m x 4.67m)

Double glazed window to the front aspect. Oak veneer doors to the wardrobes and single wardrobe housing the Worcester Combi boiler. Down lights. Radiator.

## Bedroom Two 13' 9" Min x 15' 4" (4.19m x 4.67m)

Double glazed window to the front aspect. Oak veneer built in wardrobe with light. Down lights. Radiator.

## Bedroom Three 10' 5" x 8' 4" (3.17m x 2.54m)

Double glazed window to the side aspect. Down lights. Radiator. Access to loft.

## Bedroom Four 8' 7" x 10' 5" (2.61m x 3.17m)

Double glazed window to the rear aspect. Down lights. Radiator.

## Bathroom 6' 1" x 5' 4" (1.85m x 1.62m)

Obscure double glazed window to the rear aspect. Pedestal hand wash basin with mixer tap. Low level w.c. Ladder radiator. Walk in mixer shower with rainfall shower, hose and jets.

Leasehold: Freehold

Council Tax Band: E

## Broadband and internet 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 1HW

## Garden

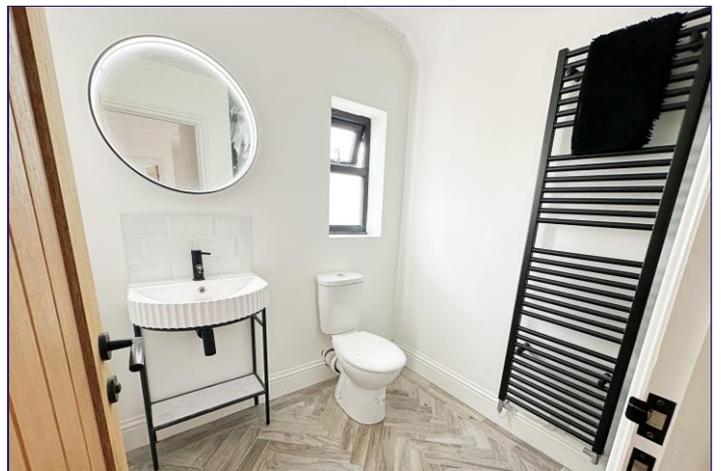
Patio seating area with steps down to the lawn. Gravel area and path to the summer house which has electric and water.

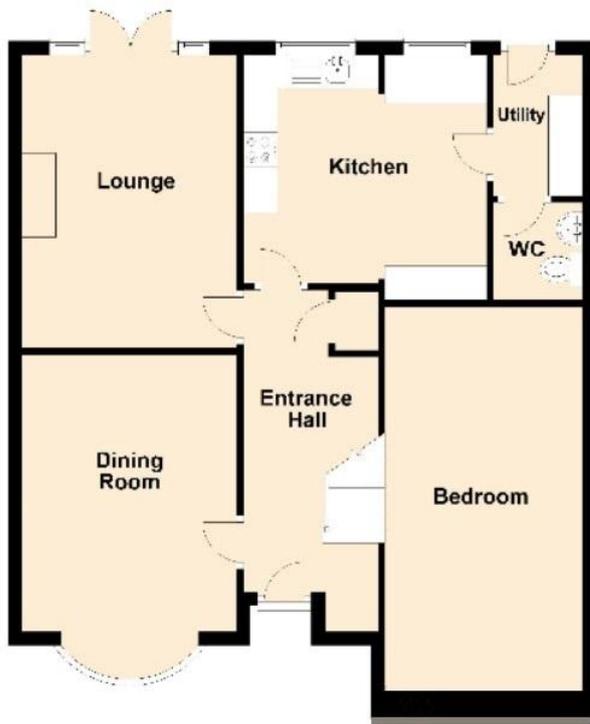


## Planning Approval

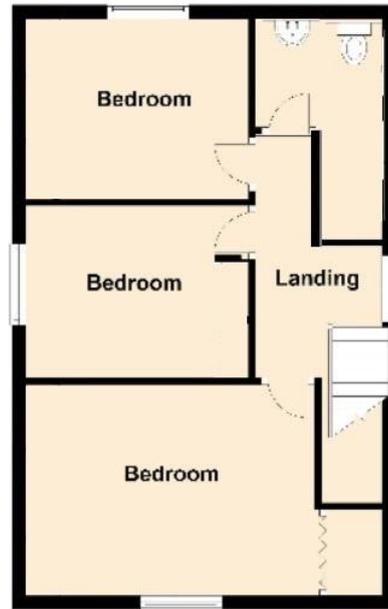
Planning approved 27.03.23 for single story side and rear extensions with internal alterations. Works to begun before the expiration of three years from the date of this permission.

Application no: W/23/00537/HP Wychavon District Council.





**Ground Floor**  
Approx. 73.9 sq. metres (795.7 sq. feet)



**First Floor**  
Approx. 45.2 sq. metres (486.6 sq. feet)

Total area: approx. 119.1 sq. metres (1282.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

### 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

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N446 Ravensworth 01670 713330

