



Checketts Close, Pinvin

Asking Price: £325,000

- Two bedroom link detached corner plot bungalow
- kitchen/dining room with dual aspect into both front and rear gardens
- Lounge with feature fireplace housing electric flame fire
- Neutrally decorated walk in shower room
- Two double bedrooms with built in storage
- Generous laid to lawn front garden and patio rear garden
- Garage/Utility Room
- Driveway for multiple vehicles
- *NO ONWARD CHAIN*

**Nigel Poole
& Partners**

Chicketts Close,

Pinvin

Asking Price: £325,000

****A WELL-APPOINTED LINK-DETACHED BUNGALOW OCCUPYING A SIZEABLE CORNER PLOT WITH GARAGE AND DRIVEWAY**** Entrance porch; kitchen/breakfast room enjoying windows overlooking both the front and rear gardens, creating a pleasant and airy space for cooking and dining; inviting sitting room centred around an attractive feature fireplace with electric flame-effect fire, providing a warm and relaxing living area. The property includes two spacious double bedrooms, each with fitted storage, together with a smartly presented walk-in shower room finished in neutral tones. Outside, the property benefits from a substantial corner plot with a lawned frontage and a private rear patio garden, ideal for outdoor seating and low-maintenance enjoyment. Additional features include a garage with useful utility space and a driveway offering parking for multiple vehicles. Positioned within the well-regarded village of Pinvin, close to nearby Pershore, local facilities and surrounding countryside, the bungalow offers a lovely combination of village setting and everyday accessibility. This property is offered for sale with no onward chain.

Front

Block paved driveway for multiple vehicles; gated access to the front garden; door to the garage; wall lights.

Westerly Facing Fore Garden

Laid to lawn with patio seating area; mature planting and gravelled zone areas; path to the side alleyway leading to the rear garden.



Entrance Porch

Glazed door and windows to the front and side aspect. Wall lights. Door leading to the garage.

Garage

(Currently being used a utility area) Up and over electric door to the front aspect; double glazed window to the rear aspect. Power points; space and plumbing for a tumble dryer. Fluorescent tube lighting; glazed door leading to the rear garden.

Kitchen

Dual aspect double glazed windows to the front and side aspect. A range of wall and base units surmounted with laminate worktop; stainless steel sink and drainer with mixer taps and tiled splash back. Space and plumbing for a washing machine; oven and fridge/freezer. Cupboard housing the gas fired boiler. Fluorescent tube light fitting; linoleum flooring; radiator. Door to the hallway and garage.



Hallway

Obscure glazed door leading to the garden. Pendant light fitting; access to the loft. Doors leading to both bedrooms; lounge; kitchen and airing cupboard.

Shower Room

Obscure double glazed window to the side aspect. Vanity hand wash basin with single lever mixer tap; walk in corner shower with electric over head 'mira' shower; low level w.c. Part tiled walls; ventilation; spot light fitting; linoleum flooring. Door leading to the hallway.

Lounge

Dual aspect double glazed windows to the rear and front. Granite hearth electric flame fireplace with built in spot lights; pendant light fitting; coving; radiator. Door leading to the hallway.



Bedroom One

Double glazed window to the side aspect. Pendant light fitting; coving; radiator. Doors to built in storage and hallway.



Bedroom Two

Double glazed window to the rear aspect. Pendant light fitting; coving; radiator. Doors leading to built in storage and hallway.



South Facing Rear Garden

Newly patioed seating area. Out tap; shed; side access to the front garden and garage.



Tenure: Freehold

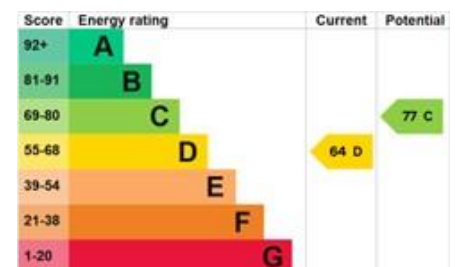
Council Tax: C

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.

Disclaimer

All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out due diligence before launching a property to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.



MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

 **rightmove**.co.uk
The UK's number one property website