



Meadow Walk, Persnore

Asking Price: £215,000

- Three-bedroom mid terrace house
- Living room with sliding door to the rear garden
- Kitchen/dining room
- Well maintained Westerly facing garden
- Out buildings with storage and cloakroom
- Family bathroom
- Useful storage cupboards throughout
- Close proximity to Persnore town centre
- No upward chain
- Countryside views

**Nigel Poole
& Partners**

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Pershore

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****THREE BEDROOM MID-TERRACE HOUSE WITH OPEN VIEWS TO THE RIVER AVON AND BREDON HILL**** Entrance Hall; living room with sliding door to the rear garden; kitchen/dining room with door to the garden; three bedrooms and a family bathroom. The Westerly facing rear garden is well maintained with planted borders and is laid to lawn with a patio seating area. Out buildings including w.c and storage spaces. Stunning countryside views to the River Avon and Bredon Hill. Within close proximity to Pershore town centre with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre and schools. Easy access to Pershore train station, Worcestershire Parkways train station and excellent links to the motorway.

Front

Enclosed fore garden. Passage to the rear of the property.

Entrance Hall

Doors to the living room and kitchen/dining room. Stairs rising to the first floor. Radiator.

Living Room 17' 4" x 11' 6" (5.28m x 3.50m) max

Double glazed window to the front aspect with double glazed sliding doors to the rear aspect. Radiator.



Kitchen/Dining Room 17' 10" x 8' 3" (5.43m x 2.51m) max

Double glazed window to the front and rear. Obscure double-glazed door to the rear garden. Under stairs cupboard. Radiator. Wall and base units surmounted by work surface. Stainless steel sink and drainer with mixer tap. Tiled splashbacks. Electric oven and gas hob. Space and plumbing for a washing machine.



Landing

Doors to the bedrooms and bathroom. Storage cupboards housing the hot water tank and the Baxi gas fired boiler.

Bedroom One 13' 10" x 11' 7" (4.21m x 3.53m) max

Double glazed window to the front aspect with countryside views. Storage cupboard. Radiator.

Bedroom Two 11' 7" x 11' 6" (3.53m x 3.50m) max

Double glazed window to the front aspect with countryside views. Radiator.

Bedroom Three 8' 4" x 7' 6" (2.54m x 2.28m)

Double glazed window to the rear aspect. Storage cupboard. Radiator.

Bathroom 7' 5" x 5' 4" (2.26m x 1.62m)

Obscure double-glazed window to the rear aspect. Panelled bath with mains fed shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Central heated ladder rail.

Garden

Brick storage with light and power. w.c. Door to passage with access to the front of the property. The garden is laid to lawn with planting and patio seating area.

Tenure: Freehold

Council Tax Band: B

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 1NR

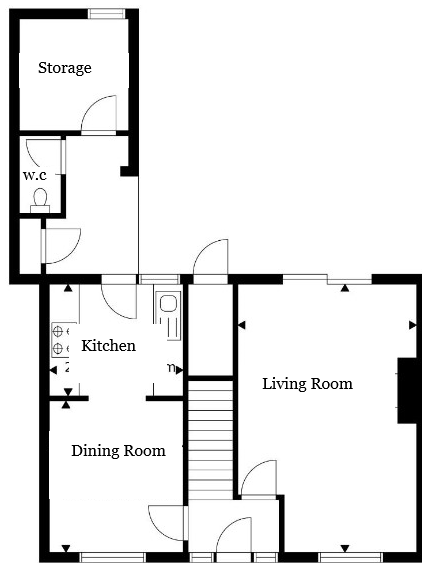


About Pershore

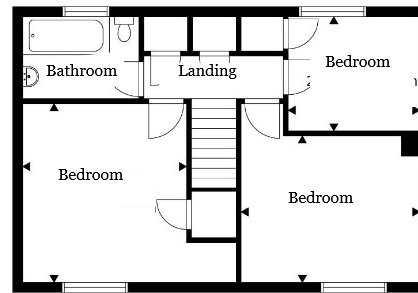
Pershore is renowned for its outstanding Georgian buildings and the beautiful Pershore Abbey and Abbey park. The towns tranquillity is helped by being surrounded by beautiful countryside and picturesque villages – including the wonderful Avon Meadow Community Wetlands – and is a haven for cyclists and ramblers. Pershore is a town renowned for its independent shops which offer the discerning shopper an extensive range of purchases. There are also many specialist shops, welcoming pubs and restaurants, along with the monthly 'Broad Street market.' During August visitors will be able to purchase the town's most famous fruit – the Pershore plum – that is also celebrated during a month-long award-winning festival.

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.



GROUND FLOOR



FIRST FLOOR

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.



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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