



Chequers, Pinvin

Asking Price: £335,000

- Two double bedroom link detached bungalow
- South facing garden with patio seating area
- Living room; kitchen; dining room & conservatory
- Views over open countryside/fields to the front
- No onward chain
- Village location
- Easy access to train station with direct links to London and Birmingham
- ****THIS PROPERTY IS AVAILABLE TO VIEW 7 DAYS A WEEK****

**Nigel Poole
& Partners**

Chequers

Pinvin

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****TWO BEDROOM LINK DETACHED BUNGALOW WITH FRONT VIEWS OVER OPEN FIELDS AND SOUTH FACING REAR GARDEN**** Entrance porch; hallway; kitchen with integrated appliances; living room overlooking rear garden; dining room; conservatory; two double bedrooms; bathroom. South facing low maintenance rear garden. Driveway and garage with light and power. Pinvin has a public house and petrol station with shop on the outskirts. The town centre of Pershore is a few minutes' drive and has a range of independent shops, pubs and restaurants, supermarkets, a leisure centre and the thriving Number 8 community arts centre offering films, live events and courses. Pinvin has excellent transport connections, easy access to Pershore train station and Worcestershire Parkway station.

Front

Views over open countryside/fields. Tandem driveway for two vehicles plus a garage. Laid to lawn and path to the entrance porch. Gated access to the rear.

Entrance Porch 5' 2" x 5' 9" (1.57m x 1.75m)

Obscure double glazed entrance door and window. Obscure double-glazed window and door into the hallway. Down light.

Hallway 5' 4" x 12' 9" (1.62m x 3.88m) Max

'L-shaped'. Pendant light fittings. Doors into the kitchen; living room; bedrooms and bathroom. Access into the loft. Radiator.

Kitchen 11' 6" x 9' 11" (3.50m x 3.02m)

Two double glazed windows to the front aspect. Range of wall and base units surmounted by worktop. Stainless steel sink and drainer with mixer tap. Integrated eye level 'Smeg' electric oven and microwave; countertop gas hob. Dish washer and washing machine and fridge/freezer included. Wall mounted gas fired 'Worcester' boiler. Pendant light fitting. Radiator.



Dining Room 13' 8" x 9' 10" (4.16m x 2.99m)

Dual aspect double glazed windows. Door into the living room. Access into the loft. Pendant light fitting. Radiator.

Living Room 11' 6" x 19' 11" (3.50m x 6.07m)

Double glazed windows to the rear aspect and sliding door into the conservatory. TV point. Pendant light fitting. Radiator.

Conservatory 12' 11" x 8' 2" (3.93m x 2.49m)

Brick built conservatory with double glazed windows to the side aspect and French doors into the rear garden. Pendant light and fan.



Bedroom One 13'4 x 11' 5 (4.06m x 3.48m)

Double glazed windows to the rear. Built in wardrobes. Pendant light fitting. Radiator.



Bedroom Two 9' 8"x11' 9" (2.94m x 3.58m)

Double glazed window to the front aspect. Pendant light fitting. Radiator.



Bathroom 6' 11" x 8' 5" (2.11m x 2.56m) Max

Obscure double-glazed window to the front aspect. Large walk-in shower cubicle with mains fed mixer shower. Vanity wash hand basin with mixer tap and low level w.c. Part tiled walls. Airing cupboard with shelving and radiator. Pendant light fitting. Extractor fan. Ladder/towel radiator.



South Facing Rear Garden

Low maintenance garden laid to lawn with path to a patio seating area. Path to the garage and timber shed/ storage area with a water butt and compost bin. Electric point. Door to the garage.



Tenure: Freehold

Council Tax Band: D

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 2EU



Garage 16' 10" x 8' 2" (5.13m x 2.49m)

Up and over door to the front. Light and power. Wooden door to the garden. Double glazed window to the rear.



Ground Floor

Approx. 123.6 sq. metres (1330.6 sq. feet)

Total area: approx. 123.6 sq. metres (1330.6 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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