



# Meadow Walk, Pershore

Asking Price: £190,000

- Three-bedroom mid-terrace house in need of cosmetic modernisation
- Dual aspect lounge
- Kitchen with doors to rear garden
- Separate dining room
- Close proximity to Pershore town
- Countryside views
- Westerly facing rear garden
- No onward chain

**Nigel Poole  
& Partners**

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Pershore

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**\*\*THREE BEDROOM MID-TERRACED HOUSE WITH WESTERLY FACING GARDEN\*\*** Entrance hall; dual aspect living room; dining room; kitchen. On the first floor there are three bedrooms and a shower room. The westerly facing rear garden is laid to lawn with a patio seating area. Outside toilet and brick built storage. 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 motorway links and public transport, the Worcestershire Parkway train station an approximate ten-minute drive away.

## Entrance Hall - 3' 9" x 5' 10" (1.14m x 1.78m)

Obscure double-glazed door and window to front; electric storage heater; pendant light, stairs rising, doors to the reception rooms.

## Lounge - 11' 5" x 17' 4" (3.48m x 5.28m)

Double glazed window to front and rear aspect; electric storage heater; electric living flame fireplace; pendant light.

## Dining Room - 9' 6" x 8' 4" (2.89m x 2.54m)

Double glazed window to front aspect; storage heater; under stairs storage; pendant light, sliding door to kitchen.

## Kitchen - 8' 5" x 7' 1" (2.56m x 2.16m)

Double glazed window to rear; obscure double-glazed door to garden. A range of wall and base units surmounted by worktop and splashback; space for an oven and space and plumbing for a washing machine; extractor fan; pendant light.



## Landing - 3' 0" x 9' 0" (0.91m x 2.74m)

Doors to the bedrooms and shower room; two storage cupboards (one housing the hot water cylinder). Access to the loft access; pendant light.

## Bedroom One - 10' 7" x 11' 6" (3.22m x 3.50m)

Double glazed window to front aspect with views to the countryside; storage cupboard; storage heater; pendant light.



## Bedroom Two - 9' 5" x 11' 5" (2.87m x 3.48m)

Double glazed window to front aspect with countryside views; electric heater; pendant light.

## Bathroom Three - 8' 4" x 7' 6" (2.54m x 2.28m)

Double glazed window to the rear aspect.; storage cupboard; electric heater; pendant light.

## Shower Room - 7' 6" x 5' 5" (2.28m x 1.65m)

Obscure double-glazed window to rear; vanity hand wash basin with low level w.c; walk in shower with electric Mira shower and glass screen; electric heater with towel rail; pendant light.

## Outside cloakroom - 2' 8" x 5' 0" (0.81m x 1.52m)

High top w.c. Pendant light.

## Garden

Westerly facing rear garden; laid to lawn with mature planting; patio with path; potting shed.

**Outhouse One** - 7' 0" x 6' 11" (2.13m x 2.11m)

**Outhouse Two**

**Tenue: 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



## Pershore

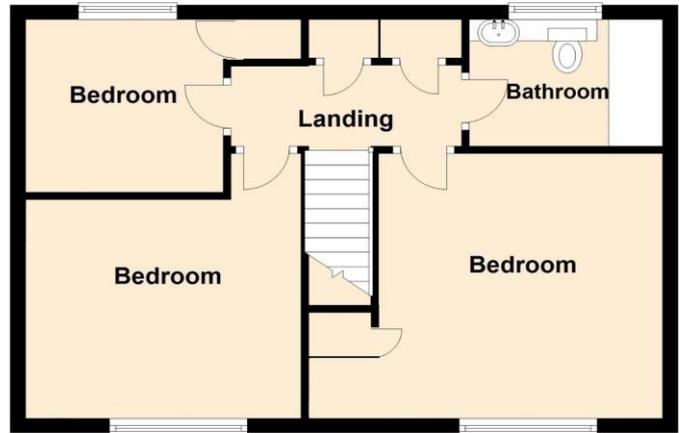
Pershore is renowned for its outstanding Georgian buildings and the beautiful Pershore Abbey and Abbey park. The town's tranquillity is helped by being surrounded by beautiful countryside and picturesque villages – including the wonderful Avon Meadow Community Wetlands – and is a haven for cyclists and 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.





**Ground Floor**

Approx. 40.5 sq. metres (436.3 sq. feet)



**First Floor**

Approx. 45.9 sq. metres (494.0 sq. feet)

Total area: approx. 86.4 sq. metres (930.3 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 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.

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**MISREPRESENTATION ACT 1991**

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