



Timber Down, Wick

Asking Price: £275,000

- Newly fitted kitchen with breakfast bar
- Open plan dining and lounge area with log burner
- Separate utility room that leads to the conservatory
- Three double bedrooms with family bathroom and separate w.c.
- Good size fore and rear gardens with views onto open fields
- Residence parking
- In need of updating
- Sought after village location
- No onward chain

**Nigel Poole
& Partners**

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****THREE BEDROOM TERRACED HOME IN POPULAR VILLAGE LOCATION**** Entrance Hall; newly fitted kitchen with breakfast bar; open plan lounge/ dining room; utility with side access; conservatory. On the first floor there are three double bedrooms with a family bathroom and separate w.c. The rear garden is laid to lawn with a patio seating area, there is potential to rent out an allotment to the rear of the garden by separate negotiation with landowner. The front garden has planted borders and is gravelled with gated access to the front residential parking. Situated in a tranquil village location which has a thriving community including a member's club which opens several nights a week and also runs various activities throughout the month including quiz nights, coffee mornings and many other clubs. Pershore town centre is a short drive away and there is a public foot path directly from the village to Pershore bridge. Pershore is steeped in history with an array of independent retailers, restaurants, leisure facilities, schooling, medical facilities, Pershore Abbey and park. Excellent transport connections with easy access to the motorway, Pershore train station and Worcestershire Parkway station.

Front garden

Mature planting and gravelled front garden. Wooden porch; paved pathway to gated front.

Entrance Hall 10' 0" x 6' 0" (3.05m x 1.83m)

Oak effect entrance door with obscure glazed feature. Pendant light fitting; stairs rising to the first floor; under stairs storage; radiator. Glazed door leading to the kitchen.

Kitchen/Breakfast Room 7' 2" x 12' 8" (2.18m x 3.86m)

Double glazed window to the rear aspect. Down lights. A range of newly fitted wall and base units surmounted with wood effect worktop. 'fireclay' one and a half bowl ceramic sink and drainer with mixer tap; tiled splash back and part tiled walls; tiled flooring with under floor heating; glazed door to dining room; obscure glazed door to utility room and glazed door to hallway.



Lounge/Dining Room 19' 2" x 12' 4" (5.84m x 3.76m)

Double glazed bay window to the rear aspect and double glazed window to the front aspect. Pendant light fitting; feature fire place with log burner and wooden hearth; radiators; engineered hardwood flooring; glazed door to kitchen.



Utility Room 10' 1" x 7' 5" (3.07m x 2.26m)

Obscure double glazed window to the front aspect. Pendant light fitting; a range of wall and base units surmounted with wooden worktop; space and plumbing for a washing machine and tumble dryer; tiled flooring; obscure glazed doors leading to the front and conservatory.

Conservatory 5' 6" x 15' 3" (1.68m x 4.64m)

Glazed door to the rear garden.

Rear Garden

Laid to lawn; patio seating area.

Landing 8' 0" x 10' 0" (2.44m x 3.05m)

Obscure double glazed window to the rear aspect. Airing cupboard housing the water tank. Pendant light fitting; access to the loft; softwood plank flooring; radiator; doors to bedrooms, w.c. and bathroom.

Bedroom One 9' 0" x 15' 5" (2.74m x 4.70m)

Double glazed window to the front aspect. Pendant light fitting; doors to built in storage; soft wood plank flooring; door to landing.



Bedroom Two 9' 9" x 11' 2" (2.97m x 3.40m)

Double glazed window to the front aspect. Spot lights; ventilation to the front aspect; radiator; softwood plank flooring; door to landing.



Bedroom Three 8' 1" x 12' 4" (2.46m x 3.76m)

Double glazed window to the rear aspect. Pendant light fitting; door to built in storage unit; softwood plank flooring; door to the landing.

Cloakroom 2' 6" x 4' 7" (0.76m x 1.40m)

Obscure double glazed window to the rear aspect. Pendant light fitting; low level w.c.; ventilation to the rear; softwood plank flooring; door to landing.

Bathroom 5' 8" x 5' 9" (1.73m x 1.75m)

Obscure double glazed window to the rear aspect. Pendant light fitting; vanity wall unit. Pedestal hand wash basin with mixer taps. Panelled bath with overhead electric 'mira' shower and glass screen. Tiled walls; heated ladder rail; ventilation to the rear aspect; hardwood flooring; door to landing.

Tenure: Freehold

Council tax band: C

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 3NY



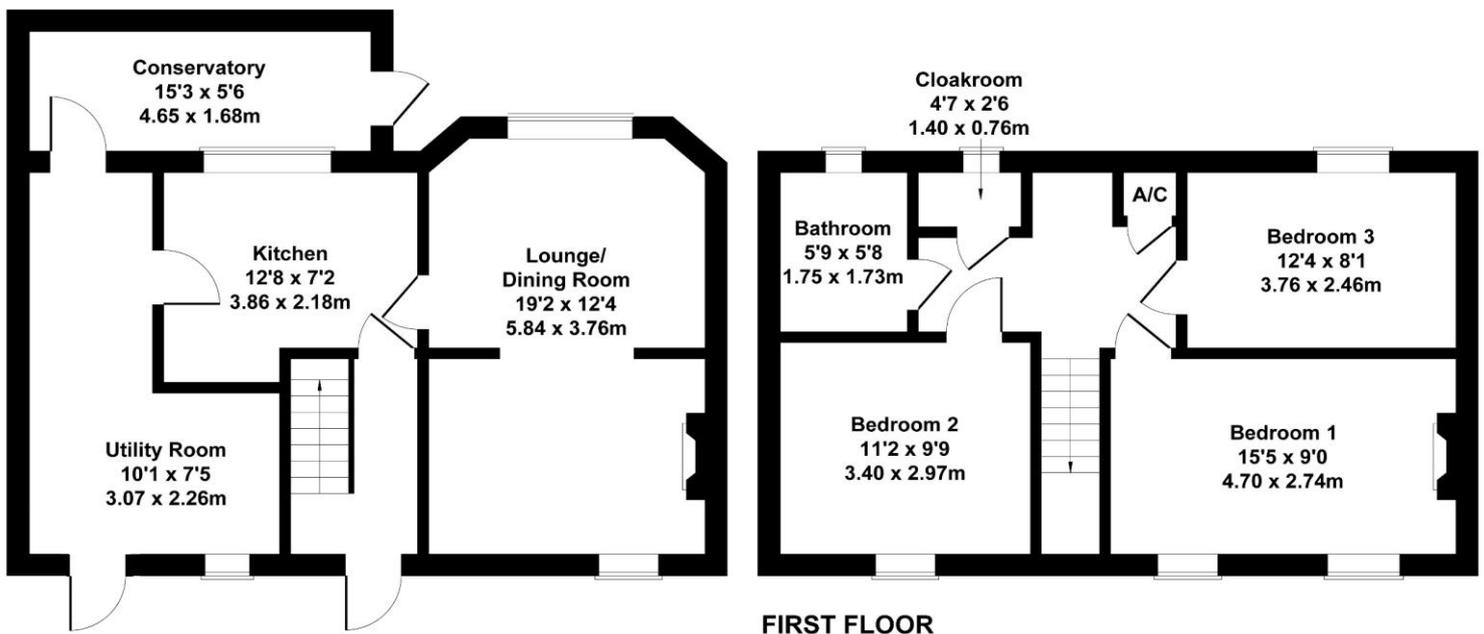


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10 Timber Down Wick, WR10 3NY

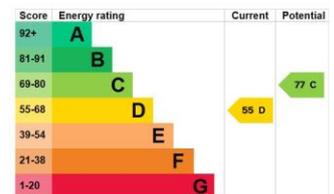
Approximate Gross Internal Area
1171 sq ft - 109 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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