



Pardoe Drive, Pershore

Asking Price: £360,000

- A modern three bedroom detached home in a popular residential location
- Well-presented and neutrally decorated throughout
- Detached garage and tandem driveway for two vehicles
- Dual aspect living room with French doors into the garden
- Dining kitchen with separate utility room
- Master bedroom with dressing area and en-suite shower room
- Two further bedrooms - one double, one single
- Family bathroom and ground floor w.c.
- Courtyard garden with planting and patio seating areas

**Nigel Poole
& Partners**

Pardoe Drive

Pershore

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****A WELL PRESENTED AND NEUTRALLY DECORATED THREE BEDROOM DETACHED FAMILY HOME****

Entrance Hall; dual aspect living room with French doors into the rear garden; dining/kitchen with integrated appliances; utility room with cloakroom; master bedroom with dressing area and en-suite; two further bedrooms - one double, one single and family bathroom. Walled garden with patio seating areas and variety of planting. Detached garage with tandem parking. BUILT IN 2017 with approx. 2 YEARS REMAINING ON NHBC. Popular residential location within walking distance to Pershore train station with direct links to Birmingham and London; and excellent links to the motorway. Pershore town centre is steeped in history with an array of independent retailers, restaurants, leisure facilities, schooling, medical facilities, and the stunning Pershore Abbey and park.

Front

Entrance door under a storm canopy porch. A variety of pretty planting in gravelled borders.

Entrance Hall

Double glazed entrance door. Stairs rising to the first floor. Doors into the living room and kitchen/ dining room.

Living Room

Double glazed window to the front aspect and French doors into the garden. TV point. Pendant light fitting. Radiator.



Dining Kitchen

A dual aspect room with double glazed windows to the front and side. Range of wall and base units surmounted by work surface. One and a half bowl stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring gas hob with extractor hood. Integrated fridge/freezer. Space and plumbing for a dishwasher. Under stairs storage cupboard. Pendant light fitting; Radiator. TV point. Laminate flooring. Door into the utility room.



Utility Room

Obscure double-glazed composite door to the rear aspect. Range of wall and base units surmounted by work surface. Space and plumbing for a washing machine. Wall mounted 'Ideal' gas fired boiler. Pendant light fitting. Radiator. Laminate flooring. Door into the w.c.

Cloakroom

Pedestal wash hand basin with tiled splash backs. Low level w.c. Pendant light fitting. Radiator. Wood effect flooring.

23 High Street, Pershore WR10 1AA

Landing

Double glazed window to the rear aspect. Access into the loft. Pedant light fitting. Airing cupboard. Radiator. Doors into the bedrooms and family bathroom.

Bedroom One

Double glazed windows to the front and side aspects. Built in wardrobes with mirrored doors. Pendant light fitting. Radiator. Door into en-suite.



En-suite

Obscure double glazed window to the front aspect. Large walk in mains fed shower. Pedestal hand wash basin with tiled splash backs, shelf above and mirror. Low level w.c. Radiator. Pendant light fitting. Extractor fan. Wood effect flooring.

Bedroom Two

Double glazed windows to the front and side aspects. Pendant light fitting. Radiator.

Bedroom Three

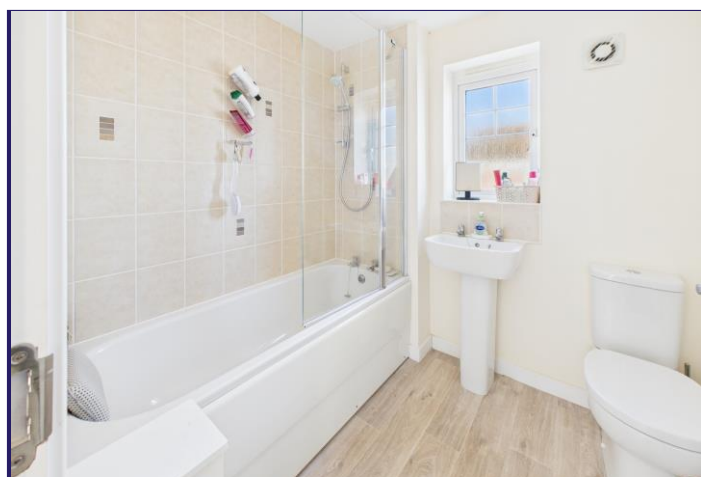
Double glazed window to the side aspect. Pendant light fitting. Radiator.

Family Bathroom

Obscure double-glazed window to the front aspect. Panelled bath with 'Mira' electric shower and glass screen. Pedestal hand wash basin with tiled splash backs. Low level w.c. Pendant light fitting. Radiator. Extractor fan. Wood effect flooring.

Garage

Up and over door with light and power.



Garden

Walled garden with wooden pergola, a variety of planting including shrubs, conifers and flowering plants, patio seating areas and space for a green house. There is gated access onto the driveway and leading to the garage.

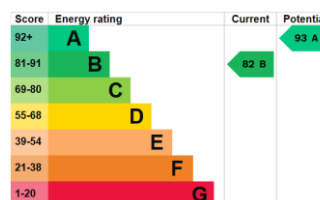


Tenure: Freehold

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 1RJ



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MISREPRESENTATION ACT 1991

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N446 Ravensworth 01670 713330

