



Goldfinch Rise, Persnore

Asking Price: £240,000

- Two bedroom semi-detached house
- Living/dining room with French doors to the garden
- En-suite, separate bathroom and ground floor cloakroom
- Neutrally decorated and well presented throughout
- Driveway with parking for two vehicles
- Sought after town location
- ****VIEWING AVAILABLE 7 DAYS A WEEK****

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Goldfinch Rise

Pershore

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****TWO BEDROOM SEMI DETACHED HOUSE**** The entrance hall is open plan to the contemporary kitchen with integrated appliances. Cloakroom; living/dining room with French doors to the garden. On the first floor there are two bedrooms- one with an en-suite and there is a separate bathroom. The garden is laid to lawn with a patio seating area. Driveway with parking for two vehicles. Located on the sought after Plum Tree Walk just over a mile away from Pershore town centre, a thriving town 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 with the Pershore train station and Worcestershire Parkway train station a ten-minute drive away. NHBC guaranteed.

Front

Low maintenance fore garden with path to the front door. Driveway with parking for two vehicles. Gated access to the rear garden.

Entrance Hall

Door to the front; doors to the cloakroom and living/dining room. Open plan to the kitchen. Stairs rising to the first floor. Down lights. Radiator and wood effect flooring.

Kitchen 6' 1" x 9' 10" (1.85m x 2.99m) Max

Double glazing window to the front aspect. Range of wall and base units surmounted by worktop. One and a half stainless steel sink and drainer with mixer tap. Integrated electric oven and hob with extractor fan over. Integrated fridge/ freezer; dishwasher and washing machine. Cupboard housing a gas central heated boiler. Down lights.

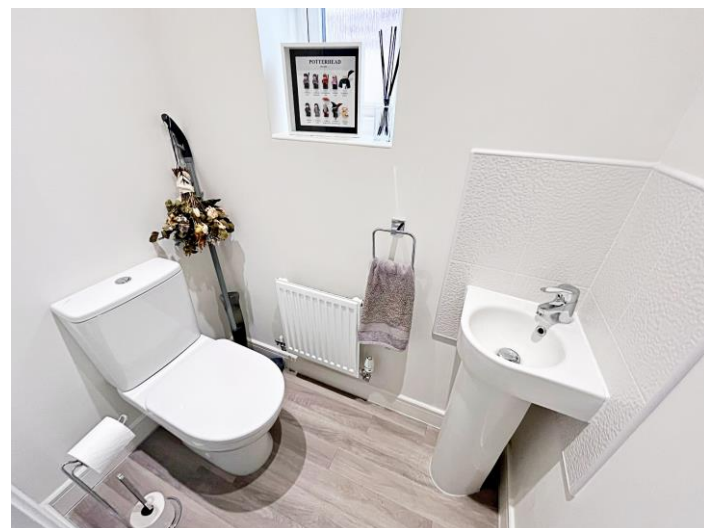


Living/Dining Room 15' 4" x 13' 0" (4.67m x 3.96m) Max

Double glazed French doors and windows to the rear aspect into the garden. Radiator. Under stairs storage cupboard. Ceiling lights. Radiator.

Cloakroom

Obscure double glazed window to the side aspect. Pedestal wash hand basin with tiled splash back. Low level w.c. Wood effect floor. Extractor. Down lights. Radiator.



Landing

Doors to the bedrooms and bathroom. Access to the loft. Radiator.

Bedroom One 9' 9" x 10' 1" (2.97m x 3.07m)

Double glazed window to the rear aspect. Door to the en- suite. Ceiling light. Radiator.

En-suite

Walk-in shower cubicle with tiled walls and glass door. Pedestal hand wash basin with tiled splash back. Low level w.c. Wood effect flooring. Heated towel rail. Down lights. Extractor fan.

Bedroom Two 8' 3" x 13' 0" (2.51m x 3.98m)

Two double glazed windows to the front aspect. Over stairs storage cupboard. Ceiling light. Radiator.



Bathroom

Panelled bath with shower over, tiled walls and glass screen. Pedestal wash hand basin with tiled splashback. Low level w.c. Wood effect floor. Down lights. Radiator.

Garden

Fenced garden laid to lawn with patio seating area. Garden shed. Outside watering tap. Gated access to the side leading to the front.

Tenure: Freehold

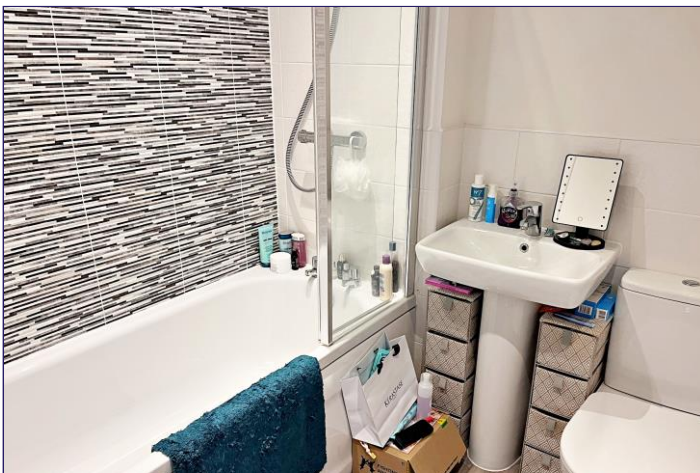
Council Tax Band: C

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 1FH

Additional Information

Annual maintenance service charge of approx. £330.73





Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	63 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MISREPRESENTATION ACT 1991

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