



Ongrils Close, Pershore

Asking Price: £325,000

- Three bedroom semi-detached home in cul de sac location
- Three reception rooms two used as living areas and one as an office
- Open plan kitchen/dining room with access to the garden
- Three double bedrooms and family bathroom
- South easterly facing garden with patio and lawn zoned areas
- Garage currently being used as a utility
- Driveway with parking for two vehicles
- Close proximity to Pershore town centre with amenities
- *NO ONWARD CHAIN*

**Nigel Poole
& Partners**

Ongrils Close,

Pershore

Asking Price: £325,000

****GENEROUS SEMI-DETACHED FAMILY HOME WITHIN WALKING DISTANCE TO PERSHORE TOWN CENTRE**** Entrance Hall; dual aspect lounge creating a bright and welcoming living space; versatile additional two generous reception rooms offering flexibility for family living, home office or playroom use; open plan kitchen/dining room ideal for modern living and entertaining. On the first floor there are three double bedrooms with bedroom three enjoying delightful views towards Bredon Hill. The first floor is further complemented by a family bathroom. Externally, the property benefits from a beautifully positioned south-easterly facing rear garden, perfect for enjoying the morning and afternoon sun, outdoor entertaining and family use. To the front, there is a driveway providing off-road parking for two vehicles, along with access to the garage offering additional storage or parking. Situated within the highly sought-after market town of Pershore, the property enjoys a convenient location within walking distance of the town centre, providing easy access to a range of local amenities, shops, schools, restaurants and transport links—making it an ideal home for families and those seeking convenient town living. ***NO ONWARD CHAIN***

Front

Block paved driveway for two vehicles. Wall light; door to the garage.

Entrance Hall

Obscure glazed door to the front aspect. Pendant light fitting; radiator; linoleum flooring. Stairs rising to the first floor.

Lounge 12' 3" x 14' 0" (3.73m x 4.26m)

Double glazed window and obscure glazed window to the front aspect. Spot light fitting; coving; radiator. Doors leading to the entrance hall; under stairs storage and office.



Office 8' 2" x 10' 3" (2.49m x 3.12m)

Pendant light fitting; coving; radiator. French doors into the lounge; laminate flooring; open into the kitchen.

Snug 14' 9" x 8' 0" (4.49m x 2.44m)

Double glazed window to the rear aspect. Pendant light fitting; coving; radiator. Sliding glass door into the office.

Kitchen/Dining Room 6' 1" x 14' 9" (1.85m x 4.49m)

Double glazed windows to the side aspect. Range of wall and base units surmounted with laminate worktop; space and plumbing for dishwasher; washing machine and oven. Stainless steel sink and drainer with single lever mixer tap; part tiled walls. Spot light fittings; coving; radiator; linoleum flooring. Open plan into the Kitchen and the Snug.



Landing

Double glazed window to the side aspect. Access to the loft; hard wood flooring. Doors leading to all bedrooms; bathroom and airing cupboard.

Bedroom One 14' 8" x 10' 7" (4.47m x 3.22m)

Double glazed window to the front aspect. Pendant light fitting; radiator. Door leading to the landing.

Bedroom Two 13' 4" x 8' 5" (4.06m x 2.56m)

Double glazed window to the front aspect. Pendant light fitting; radiator; hardwood flooring. Door leading to the landing.

23 High Street, Pershore WR10 1AA

Bedroom Three 9' 1" x 9' 2" (2.77m x 2.79m)

Double glazed window to the rear aspect. Far reaching views to Bredon hill. Pendant light fitting; coving; radiator. Doors to the landing and built in storage.



South Easterly Garden

Raised two tiered patio seating areas. Patio steps leading to laid lawn and gravelled zoned areas. Door leading to the garage and kitchen.



Family Bathroom 6' 1" x 6' 2" (1.85m x 1.88m)

Obscure glazed window to the rear aspect. Hand wash basin with single lever mixer tap; alcove bath tub with electric over head shower and mixer taps; low level w.c.; radiator. Tiled walls; linoleum flooring. Door leading to the landing.



Tenure: Freehold

Council Tax: C

Identity Checks

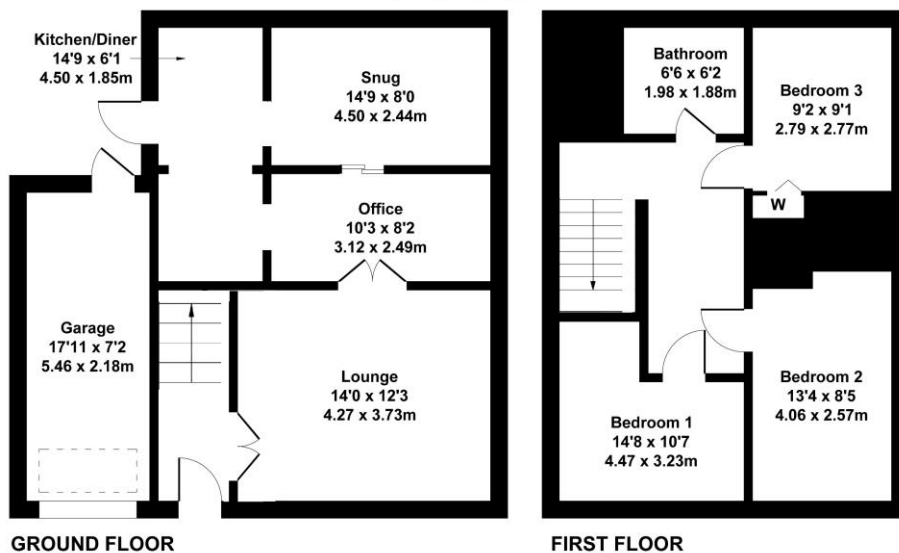
Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost 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.

Disclaimer

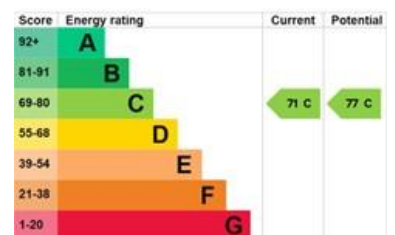
All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out due diligence before launching a property to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

Ongrils Close, Pershore

Approximate Gross Internal Area
1201 sq ft - 112 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

rightmove.co.uk
The UK's number one property website