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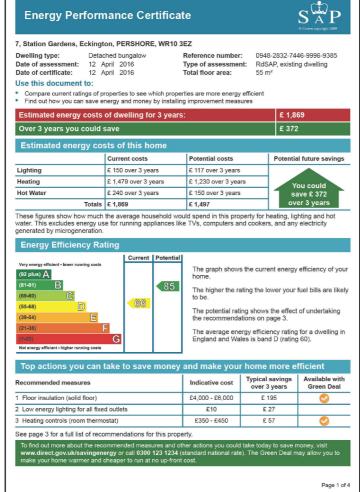








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Allan Morris

estate agents



7 Station Gardens, Eckington, WR10 3EZ

Well Presented Detached Bungalow, 2 Bedrooms, Cul-de-Sac Position



£249,500

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7 Station Gardens, Eckington, Nr Pershore, Worcestershire, WR10 3EZ.

A Well Presented Detached Bungalow, With Two Bedrooms, Situated At The End Of A Cul-de-Sac Within This Sought After Village.

The Recently Re-Decorated & Re-Carpeted Accommodation Comprises: Entrance Porch * Reception Hall *

* Sitting Room * Conservatory * Kitchen/Breakfast Room * Two Bedrooms * Large Shower Room *

* Gas Central Heating * Double Glazing * Drive & Detached Single Garage * Well Maintained Gardens *

LOCATION - Eckington is a popular village on the lower slopes of Bredon Hill which is a designated Area of Outstanding Natural Beauty. The village has facilities including shop, church, village hall with playing field, hairdresser, pub and first school. The market town of Pershore provides a range of independent shops, library, health centres and cottage hospital, together with educational provision from nursery/pre-school through to High School and Pershore College. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre, leisure centre with swimming pool, Number 8 Theatre & Arts Centre, the historic Abbey and surrounding park, and the River Avon. There are road links to the larger centres of Worcester and Cheltenham and there are two M5 access points at Worcester. Pershore also has a railway station on the London Paddington line.

ACCOMMODATION

Double Glazed Front Door to;

Entrance Porch

with useful coat/storage cupboard. Inner glazed door to;

Reception Hall

with telephone point and radiator. Access trap to the loft space.

Sitting Room 13'8" x 11'3" (4.18m x 3.45m) overall

including fireplace surround with fitted Living Flame gas fire. Coving, television point, radiator and double glazed patio doors to;

Conservatory 8'10" x 8' (2.71m x 2.45m)

with tiled floor. Lights and power points. Double glazed windows and doors to the rear garden and glass roof with fitted blinds.

Kitchen/Breakfast Room 13'3" x 8'4" (4.05m x 2.55m)

with a range of units comprising worktop surfaces with tiled splashbacks, inset sink with mixer tap, base cupboards and drawers, built-in gas hob with hood above, tall unit housing built-in Neff double oven, wall cupboards with lighting below. Space for washing machine and space for fridge. Vaillant gas boiler. Tiled floor. Radiator, double glazed window to the rear and double glazed door to the rear garden.

Bedroom One 11'5" x 9'2" maximum 8'7" minimum (3.48m x 2.80 max. 2.63m min.)

including range of built-in bedroom furniture. Radiator and double glazed window to the front.

Bedroom Two 11'4" x 8'1" (3.46m x 2.48m)

with radiator and double glazed window to the front.

Large Shower Room

was a bathroom. White suite comprising wide shower cubicle with Mira Sport shower, WC and wash basin. Tiled floor. Airing cupboard with shelves and radiator. Extractor fan, shaver point, radiator and obscure double glazed window to the side.

OUTSIDE - Block paved drive providing off road parking and leading to the garage. Path to the front door and lawned front garden with shrubs. Enclosed rear garden comprising patio area with lawn with shrub borders. Timber garden shed. Outside light and outside tap.

Detached Single Garage 18' x 8'6" (5.49m x 2.61m) overall

with light and power point, up and over door to the front and pedestrian door to the side.

Current Council Tax Band: D

Issue Number: 01

DIRECTIONS - Proceed out of town on the A4104 towards Upton upon Severn. Go past the left turn for Birlingham and take the next left to Eckington. Follow this road over the river bridge and proceed into the village. Take the right turn just after the Bell Inn into Station Road and turn left at the bottom into Station Gardens. Follow this road to the end and the bungalow will then be seen at the end of the cul-de-sac, as indicated by our For Sale board.

VIEWING ARRANGEMENTS - Strictly by prior telephone appointment with the Sole Agents – Allan Morris & Osborne – 01386 554747.

GENERAL NOTE - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. MEASUREMENTS – Our quoted room sizes are approximate and intended for general guidance. You are particularly advised to verify all the dimensions carefully, especially when ordering carpets or any built-in furniture or fittings. FLOOR PLANS – Floor plans are to show room location only. They may not be accurate or to scale and do not form part of any contract. SERVICES & APPLIANCES – Please note that we have not tested any of the services or any of the equipment or appliances in this property. Accordingly we cannot confirm or imply that they are in full working order. Prospective purchasers will need to commission their own enquiries/ service reports before finalising their offer to purchase. We reserve the right to check the identity of vendors and purchasers in order to comply with Money Laundering regulations.

