



Nogains, Pershore, WR10 1HY

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A detached 3 bedroom bungalow offering well proportioned accommodation with a large rear landscaped garden with views to Bredon Hill. The property is situated in a quiet sought after cul de sac on the edge of Pershore, conveniently located close to Abbotswood Medical Centre and the town centre.

The accommodation in brief comprises:

Reception Hall  
Lounge  
Kitchen Dining Room  
3 Bedrooms  
Shower Room  
Bathroom

Outside, to the front of the property is a predominately gravelled frontage with a driveway providing off road parking for 2 cars in turn accessing a Single Garage (electric up & over door) and a side gated pedestrian access to the rear garden.

To the rear of the property is a generous mature landscaped garden predominately laid to lawn with a gravelled seating area and a paved patio area enjoying a private southerly aspect and views to Bredon Hill.

Services: All mains services are connected .  
Central heating and double glazing is installed.





# Key Features

- Sought after location with views to Bredon Hill
- Three Bedrooms, Two doubles & One single
- Shower Room and Bathroom
- Fantastic Rear South Facing Landscaped Garden
- Off Road Parking for 2 Cars and a Single Garage
- Convenient Location
- Close to Abbotswood Medical Centre
- VIEWINGS HIGHLY RECOMMENDED

**Guide Price**  
**£500,000**

EPC Rating - D

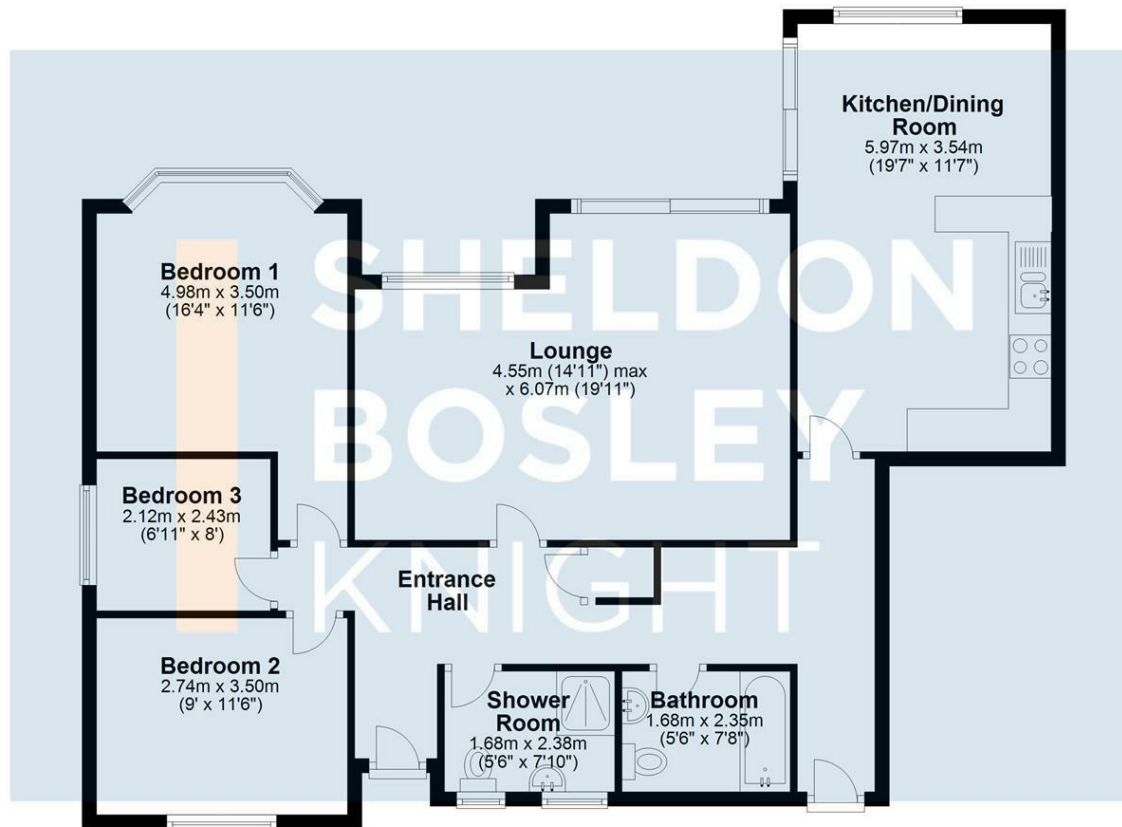
Tenure - Freehold

Council Tax Band - D

Local Authority -  
Wychavon

## Ground Floor

Approx. 102.9 sq. metres (1107.9 sq. feet)



Total area: approx. 102.9 sq. metres (1107.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

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