



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

20 Moat Farm Lane, Bishampton, Pershore, Worcestershire. WR10 2NJ

Offers Over £325,000

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A semi detached family home, offering well presented and well proportioned accommodation, standing on a generous corner plot, enjoying a high degree of privacy and a southerly rear aspect. Situated in a quiet cul-de-sac location within this popular and sought after village. The location provides easy access to the City of Worcester, Market Town of Pershore and national road and rail networks.

Accommodation briefly comprises: Entrance Porch, Reception Hall, Kitchen Breakfast Room, Lounge, Dining Room/Bedroom 3, ground floor Bathroom and 2 first floor Bedrooms.

Outside: The property has lawned gardens to 3 sides, with mature hedged/fenced boundaries, a gravelled driveway providing off road parking for 3/4 cars, in turn leading to the front door, single Garage (with up-and-over door, power and light) and a gated pedestrian rear garden access.

Lounge: - 4.6m x 3.71m (15'1" x 12'2")

Kitchen Breakfast Room: - 4.24m x 3.12m (13'11" x 10'3" max 6'6" min)

Dining Room / Bedroom 3: - 3.78m x 3.71m (12'5" x 12'2")

Bathroom: - 2.34m x 1.68m (7'8" x 5'6")

Inner Hall / Study Area: - 3.15m x 2.62m (10'4" x 8'7")

Bedroom 1: - 4.17m x 3.71m (13'8" x 12'2")

Bedroom 2: - ('L' Shaped) 3.66m x 3.2m (12'0" x 10'6")

Garage: - 4.7m x 2.49m (15'5" x 8'2")





- Semi detached family home
- Oil fired central heating and double glazing
- Well proportioned and well presented accommodation
- Private southerly rear aspect
- Generous corner plot
- Cul-de-sac location
- NO ONWARD CHAIN
- Council Tax Band: D

