



20 Abbots Road, Pershore, WR10 1LL

Guide price £320,000





20 Abbots Road

Pershore, WR10 1LL

- Immaculately Presented
- Downstairs Shower Room
- Modern Family Bathroom With Freestanding Bath
- Chain Free
- External Studios & Store Room
- Large Kitchen Diner With Breakfast Bar
- 3 Bedrooms - 2 Double, 1 Single
- Central Location
- Dual Aspect Living Room With Patio Doors
- Scope For Rear Driveway Parking

Nestled on Abbots Road in the charming town of Pershore, this immaculately presented mid-terrace house offers a delightful blend of modern living and classic appeal, and is offered to the market chain free. Built in the 1950s, this property spans an impressive 986 square feet and features three well-proportioned bedrooms, making it an ideal family home. Its ideal location is just a stones throw from Pershore Town Centre which is accompanied by local independent shops, cafes and 2 supermarkets. It also offers great rail links to London Paddington & Birmingham New Street.

As you enter you are welcomed into the hallway with stairs elevating to the first floor. The ground floor then flows left into the spacious, dual aspect reception room complete with electric fire and patio doors to the garden. To the opposite side of the property is the true heart of the home, the large kitchen diner, which boasts integrated appliances, a Belfast sink alongside plenty of space to entertain with a stylish breakfast bar and space for a dining table offering great flexibility.

To complete the downstairs internally, there is a practical downstairs shower room, complete with a shower, WC, and basin alongside door to the rear garden.

Stairs elevate to the first floor where you will find three bedrooms, two of these are generous size doubles and a good size single. All three bedrooms are complete with cupboard storage for additional convenience. Additionally, the loft has been fully boarded, with new access and has a light & loft ladder for convenience.

Externally, the property is equally impressive. A private rear garden offers a tranquil outdoor space, complete with external studios that have previously been used for cat boarding, equipped with light and power, and accompanied by an outdoor store room.

There is also potential to enhance the property further by creating a driveway through minor modifications to the rear garden gates.

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Important Additional Information

Tenure: We understand that the property for sale is freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C
EPC Rating C

DISCLAIMER

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.

AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

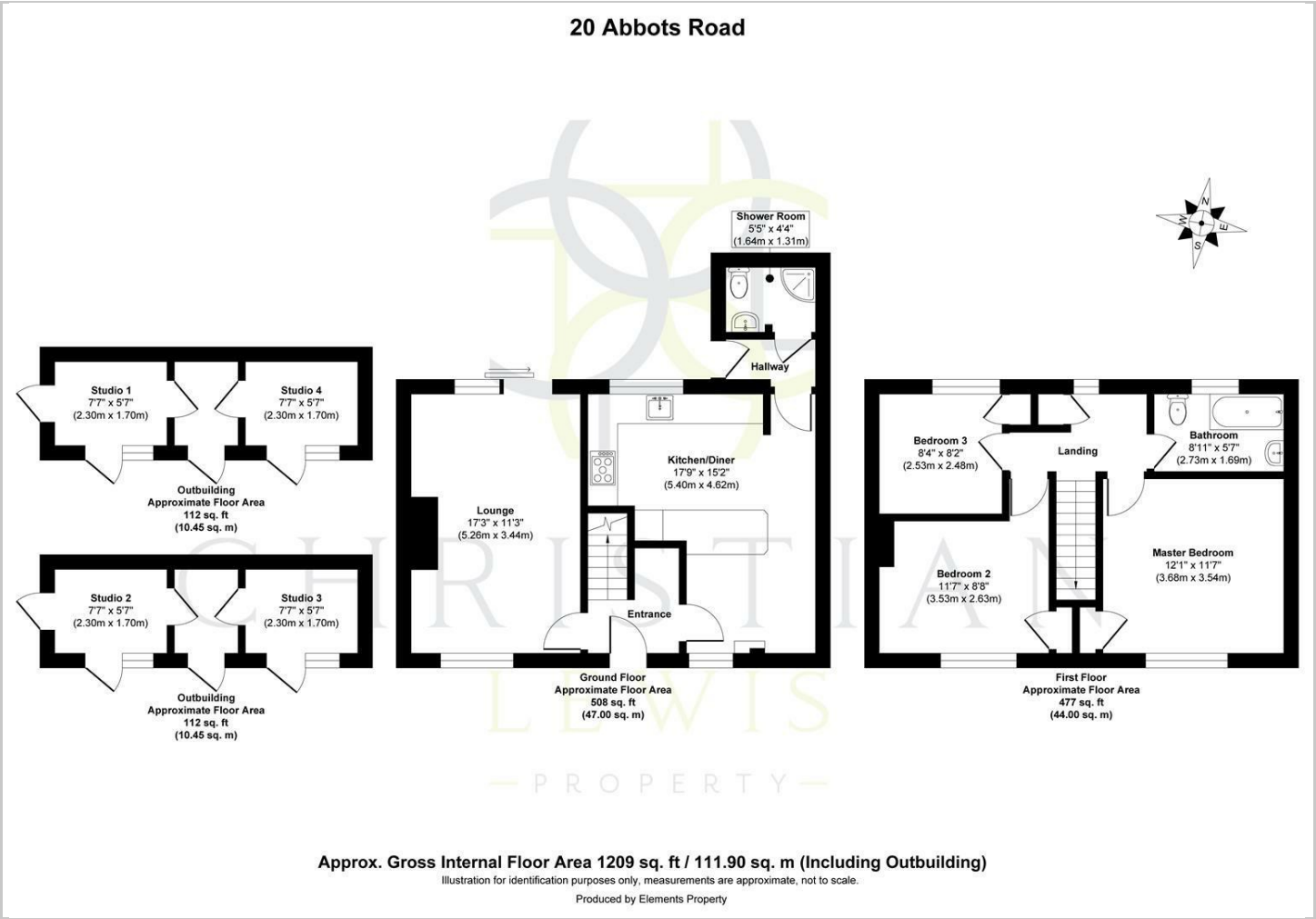
Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.







Floor Plans



Viewing

Please contact our Pershore Sales Office on 01386 555368 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

