



## Beechcombe Close,

Pershore

- Three bedroom split level detached house in Pershore town
- Lounge with stunning far reaching views to Pershore Abbey and Bredon Hill
- Main bedroom on the ground floor with en-suite shower room
- Kitchen with access to the garden and separate dining room
- Cloakroom on the ground floor and family bathroom on the first floor
- This property would benefit from a degree of modernisation
- Tiered patio garden with mature planting beds
- Garage and driveway for two vehicles
- Walking distance of the town centre and bus stop opposite

Guide Price: £325,000

# Beechcombe Close, Pershore

**\*\*SPLIT LEVEL DETACHED HOME WITH FAR-REACHING VIEWS – CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF PERSHORE TOWN CENTRE\*\*** Situated in the sought-after Georgian market town of Pershore, this well-proportioned home offers versatile accommodation and enjoys stunning elevated views towards Pershore Abbey and Bredon Hill. The property is entered via an entrance hall on the ground floor, which provides access to a generously sized main bedroom complete with en-suite shower room, along with a useful cloakroom—ideal for convenient day-to-day living. To the first floor, the accommodation opens up to a spacious lounge, perfectly positioned to take full advantage of the impressive views, creating a bright and relaxing living environment. There is also a fitted kitchen with direct access to the rear garden, and a separate dining room, offering an excellent space for entertaining. Two further bedrooms and a family bathroom complete the first floor, providing flexible living arrangements for families or guests. Externally, the property benefits from a tiered rear garden with patio areas and mature planting beds, offering a private outdoor space with scope for further enhancement. To the front, a driveway provides off-road parking for two vehicles and leads to a garage with additional storage cupboard. The property would benefit from a degree of modernisation, presenting an exciting opportunity for purchasers to personalise and add value. Ideally positioned within walking distance of Pershore town centre, with a bus stop conveniently located opposite, the property combines scenic surroundings with excellent access to local amenities and schooling.

Tenure: Freehold

EPC: E

Council Tax Band: D

## Broadband and Mobile Information

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1PW

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