



Cherry Orchard, Pershore

Asking Price: £275,000

- Two bedroom semi detached house in the heart of Pershore Town
- Open plan kitchen/dining room with door into the garden
- Recently fitted conservatory with Victorian style glazed roof
- Lounge with inset decorative fireplace
- Two double bedrooms with a four piece suite family bathroom
- Westerly facing garden with generous patio and water features
- Driveway and garage housing ground floor w.c.
- Pershore Town centre location

**Nigel Poole
& Partners**

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****HOME IN THE HEART OF PERSHORE TOWN WITH WESTERLY FACING GARDEN, GARAGE AND CONSERVATORY – IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS OR INVESTORS**** Entrance Hall; lounge featuring a built-in decorative fireplace, offering a cosy yet inviting living space. Open-plan kitchen/dining room creating a sociable hub of the home. The ground floor is further enhanced by a recently built conservatory with a Victorian-style glazed roof and French doors into the garden, flooding the space with natural light and providing a seamless connection to the garden. On the first floor there are two well-proportioned double bedrooms, along with a family bathroom fitted with a four-piece suite. Externally, the property benefits from a private westerly facing rear garden, perfect for enjoying afternoon and evening sun. There is also a garage which conveniently includes a w.c., offering excellent additional utility space or potential for workshop use, and a driveway providing off road parking. Situated in the heart of Pershore town centre, the property enjoys immediate access to a range of local amenities, independent shops, cafes and transport links, all while being within easy reach of surrounding countryside—perfect for those seeking a blend of town living and outdoor lifestyle. ***NO ONWARD CHAIN***

Front

Block paved driveway for two vehicles. Laid to lawn with planted borders; gated side access; wall light. Door to garage.

Entrance Hall

Obscure glazed door to the front. Pendant light fitting; stairs rising to the first floor; radiator. Doors leading to the lounge; kitchen and under stairs storage.

Lounge 9' 9" x 12' 9" (2.97m x 3.88m)

Double glazed window to the front aspect. Pendant light fitting; inset coal effect decorative fire; radiator; ventilation. Door leading to the entrance hall.



Kitchen/Dining Room 15' 7" x 10' 8" (4.75m x 3.25m)

Double glazed windows to the side and rear aspect. The kitchen has a range of wall and base units surmounted with worktop; one and a half stainless steel sink and drainer with single lever mixer tap. Space and plumbing for washer; fridge freezer and oven. Fluorescent tube lighting; tiled walls; laminate flooring. Stone veneer archway into the dining room; spot light fitting; radiator. Archway leading into the conservatory, door to the garden.

Conservatory 10' 5" x 14' 1" (3.17m x 4.29m)

Recently fitted conservatory with double glazed windows to the rear and side aspect; pitched glazed roof; fitted material blinds. French doors into the garden; spot light fitting; radiator; tiled flooring.



Landing

Double glazed window to the side aspect. Access to the loft; radiator; pendant light fitting. Doors leading to the bedrooms and bathroom.

Bedroom One 13' 0" x 13' 0" (3.96m x 3.96m)

Double glazed window to the front aspect. pendant light fitting; radiator. Door to storage and landing.

Bedroom Two 10' 8" x 8' 9" (3.25m x 2.66m)

Double glazed window to the rear aspect. Pendant light fitting; radiator; fitted airing cupboard. Door leading to the landing.

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Bathroom 6' 4" x 7' 6" (1.93m x 2.28m)

Obscure double glazed window to the rear aspect. Hand wash basin with mixer taps; low level w.c.; space saving alcove bathtub with mixer taps; corner shower cubicle with mains fed overhead 'mira' shower. Spot light fitting; vanity unit; shaver point; 'dimplex' heater; central heated ladder rail; tiled walls; laminate flooring. Door leading to the landing.

Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.

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Garden

Generous patio area with structured planting arranged over three tiered levels with patio steps and wooden bridge; feature fish pond with water features. Elevated decked seating areas with flush deck lights. Pebbled surroundings; tap; wall light; gated side access; greenhouse; door to the garage.

Garage 8' 5" x 16' 0" (2.56m x 4.87m)

Up and over door; light and power. Housing the boiler and a free standing w.c.; door leading to the garden.

Tenure: Freehold

Council Tax Band: C

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 1ET



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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