



22 Pardoe Drive, Pershore, WR10 1RJ

Offers in the region of £350,000

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CHRISTIAN  
LEWIS  
—PROPERTY—



Offers in the region of £350,000

# 22 Pardoe Drive

Pershore, WR10 1RJ

- 3 BEDROOMS
- ESTABLISHED PRIVATE GARDEN
- DETACHED HOUSE
- CORNER PLOT
- WELL PRESENTED
- FAMILY BATHROOM & ENSUITE SHOWER ROOM
- GARAGE WITH LIGHT AND POWER
- DRIVEWAY PARKING
- SEPARATE UTILITY ROOM
- MODERN FITTED KITCHEN/DINER

Christian Lewis are thrilled to bring this spectacularly presented, 3 bedroom, detached house to the market. Located on the edge of Pershore Town, on a no through road this property is not too be missed and must be seen to be appreciated.

Front door into the welcoming entrance hall, door through to the dual aspect living room with patio doors into the well established, delicately planted rear garden, to the other side of the property is a spacious kitchen/diner - whether its cooking, baking or entertaining this space offers ample cupboard storage complete with integrated fridge freezer, oven/hob and space for a freestanding dishwasher. If this wasn't enough, the worktop doubles up as a handy breakfast bar. To the other side of the kitchen/diner you will find space for a dining table - perfect for entertaining.

On the right hand side of the kitchen is the handy utility with boiler, fitted units/worktop for storage and space for a washing machine. The downstairs WC is also located in this space, alongside the back door providing access to the driveway and garage.

Stairs elevating to the first floor where you will find 3 bedroom, two doubles and one single. Bedroom 1 is accompanied by built in wardrobes, dressing area and a stylish ensuite shower room. Additionally, the family bathroom with full suite and electric over bath shower can be found. As with the ground floor, there are an abundance of windows making the property light and airy.

Externally, the charming garden has been lovingly designed - whether you are an avid gardener or just starting out the multi level space offers privacy, relaxation and is a wildlife haven! The garden is equipped with an outside tap, pergola style seating area and gate leading to the driveway.



## 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 D

EPC Rating B

## 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.

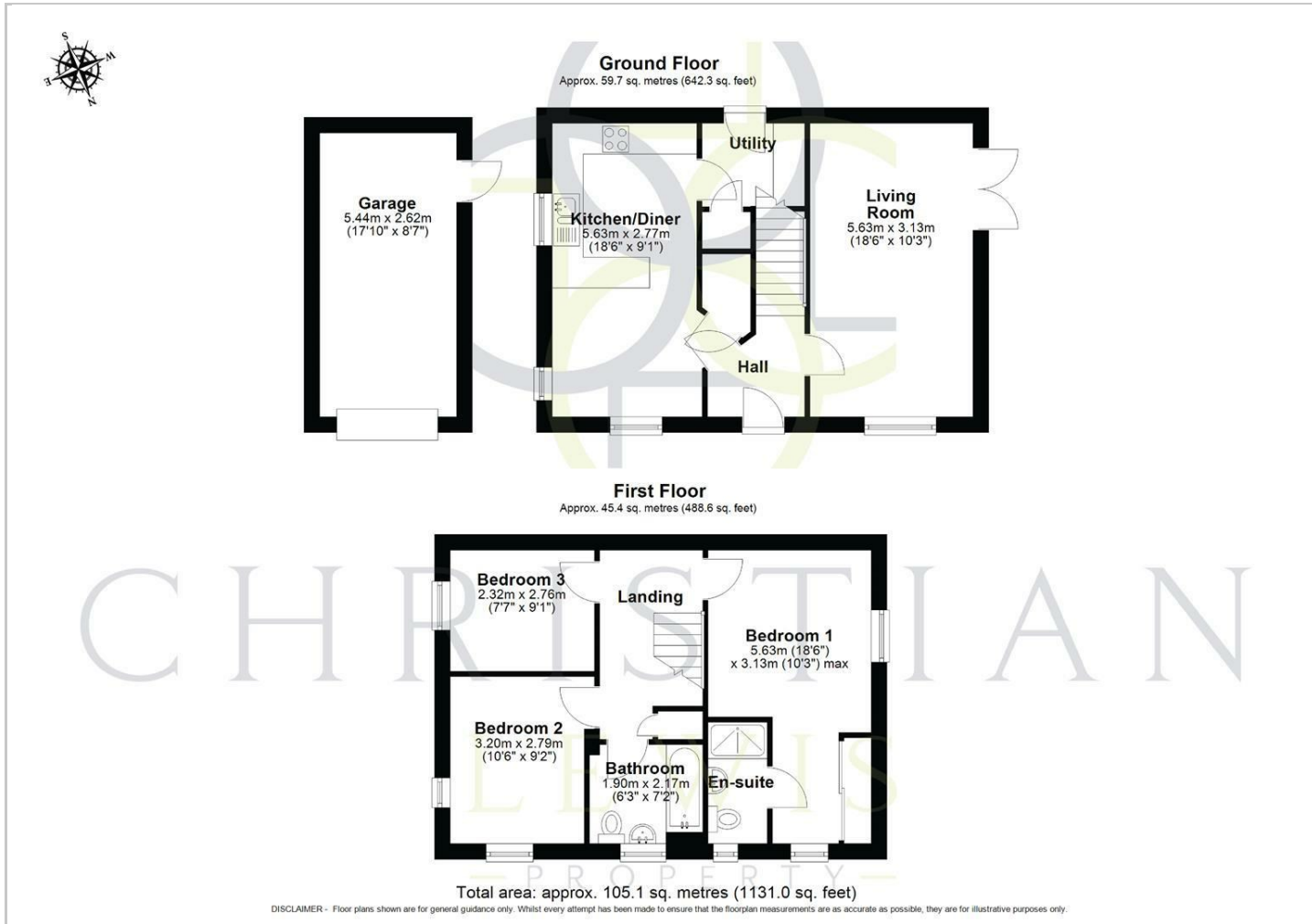




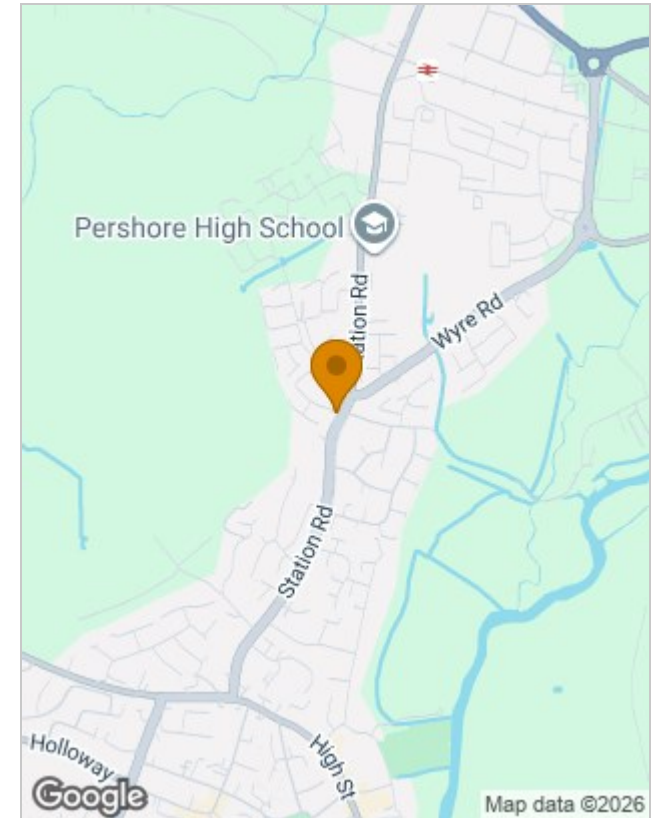


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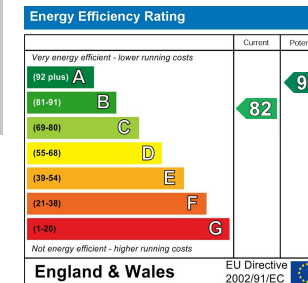
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.