

27 Paddock Close, Pershore, WR10 1HJ

Guide price £290,000

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CHRISTIAN LEWIS PROPERTY



27 Paddock Close

Pershore, WR10 1HJ

- CHAIN FREE
- DESIRABLE CUL DE SAC LOCATION
- BEAUTIFULLY ESTABLISHED SOUTH FACING REAR GARDEN WITH POND
- WALKING DISTANCE TO TOWN CENTRE & AMENITIES
- ENERGY RATING C
- 3 BEDROOM, SEMI DETACHED HOUSE
- SCOPE TO MODERNISE & EXTEND (STPP)
- SIDE CARPORT & DRIVEWAY FOR UP TO 4 VEHICLES
- WELL PROPORTIONED ROOMS

CHAIN FREE || 3 BEDROOM HOUSE || DESIRABLE LOCATION || SCOPE TO MODERNISE

A wonderful opportunity to purchase a 3 bedroom, semi detached house located at the bottom of a cul-de-sac in the desirable Paddock Close, Pershore. This property offers the perfect blend of comfortable size rooms, scope to modernise and an established, private rear garden.

Entrance door at the side of the property straight into the kitchen, offering a variety of wall and floor units, spaces for white goods, gas boiler and large window overlooking the front of the property. Through to the hallway, which seamlessly blends the rest of the accommodation. To the right hand side, and to the front of the property is a useful downstairs WC - originally a front porch but redesigned by its current owners.

Flowing into the final ground floor space, the generously sized living room with feature fireplace (please note, the gas fire is not in use). The living room is the true heart of the home here, its a wonderfully light. airy room aided by the large windows and door into the private rear garden, perfect for indoor/outdoor living.

Stairs elevate to the first floor where there are three good sized bedrooms, two of these rooms are double accompanied by the third single bedroom. The bedrooms are serviced by updated shower room, which comprises of walk in shower cubicle, wc and hand wash basin with vanity.

Externally, the property comes into its own, the rear garden offers a tranquil space to relax. Predominantly laid to lawn with border edging, it also boasts a small pond, established plants, shrubs, flowers alongside garden sheds and a greenhouse.

A side carport is also offered with the property, adding additional space for storage or scope for a side extension (subject to the relevant and necessary planning permissions). The carport adds additional space for car parking too alongside the generous block paved driveway offering parking for up to 4 vehicles.





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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 £60 (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.

Important 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.

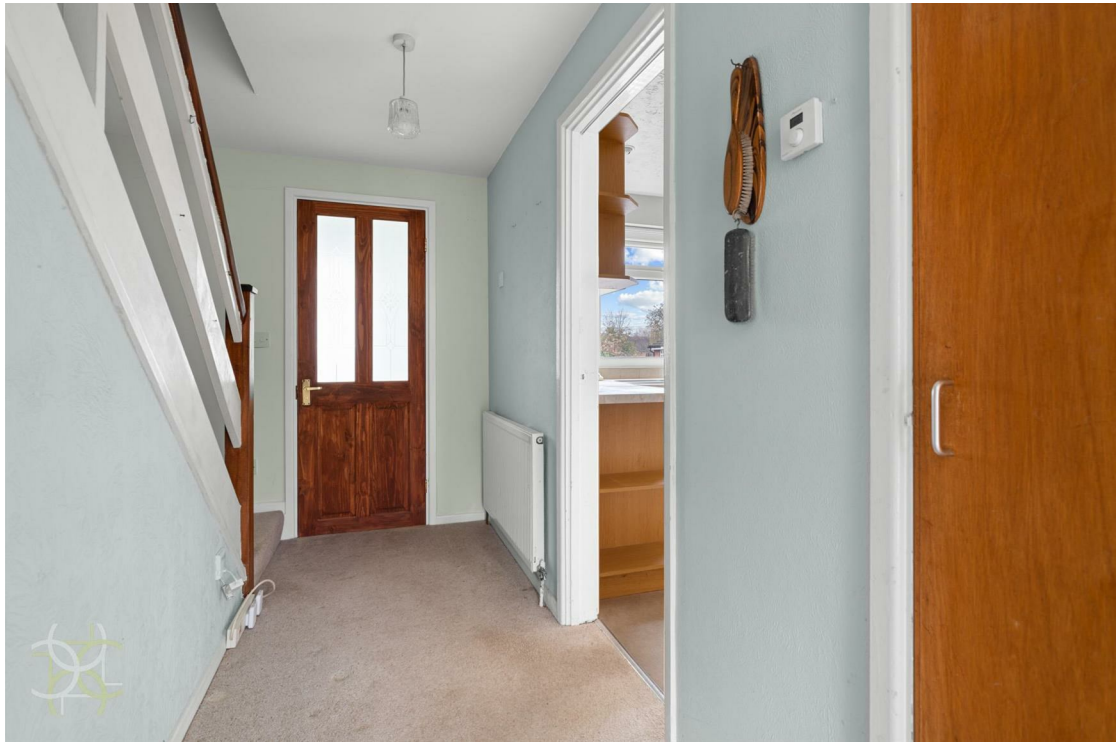
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

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



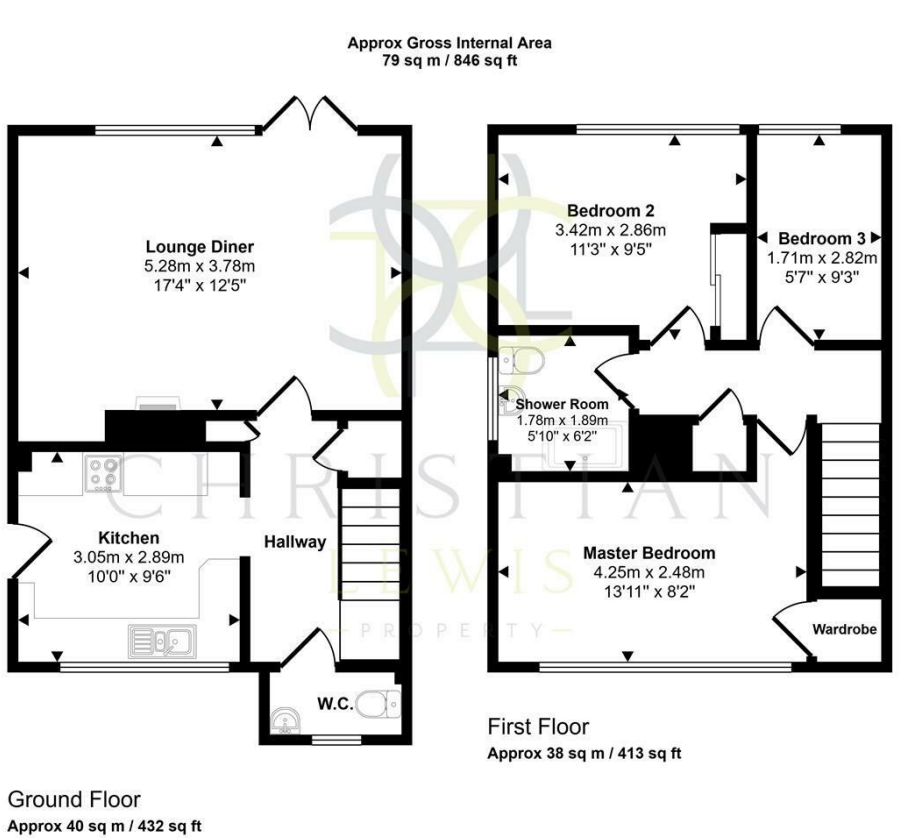








Floor Plans

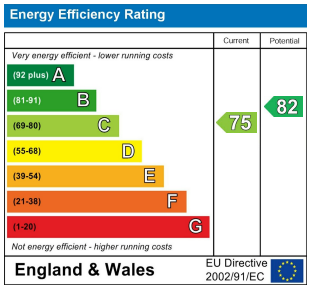


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Location Map



Energy Performance Graph



Viewing

Please contact our Pershore 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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