



1 Kingfisher Fields, Pershore

Fixed Price **£197,750**

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Pershore, Pershore

FREEHOLD THREE BEDROOM HOME BEING OFFERED AT A DISCOUNTED MARKET SALE

An excellent opportunity to purchase this delightful modern three-bedroom home at a discounted market sale, offering 30% off the open market value, with the added benefit of no onward chain. The property is well placed for local amenities and transport links. The town centre offers a range of shops, cafés, supermarkets and schools within easy reach, while Pershore railway station provides regular services on the Cotswold Line towards Worcester and Oxford. The nearby A44 also offers convenient road access to the M5 and surrounding areas.

The property features a bright and spacious lounge that provides a welcoming space. The kitchen breakfast room is thoughtfully designed, offering ample space and modern fittings, with integrated appliances. Upstairs, there are three generously sized bedrooms, including a master bedroom with its own en-suite, alongside a stylish family bathroom and a separate WC for added convenience. The house also boasts plenty of storage throughout.

The property benefits from a private rear garden, providing a peaceful retreat for outdoor dining, gardening, or play. The garden is mainly laid to lawn with a patio area, and is securely enclosed. There is also a useful side access gate, allowing easy movement between the front and rear of the property.

The front garden is attractively landscaped and offers off-road parking. The outside space has been well maintained.



Agents Note

As mentioned, this property is a Discounted Market Sale (DMS) home offering 30% discount off the open market value. Whilst the purchaser will own 100% of the property, the discount is a restriction placed on the title deeds of the property in perpetuity, which means it remains in place on any future sales.

There are eligibility and local connection criteria which applicants are required to meet to be considered for this property. These also remain in place for any future re-sale/s of this property.

Please be advised that it is the responsibility of the applicants to seek independent legal advice in relation to purchasing this DMS property, the associated Section 106 Legal Agreement, and any relevant obligations and restrictions.

To be considered for purchasing this property, a prospective purchaser must complete the application form in full and provide satisfactory supporting evidence to be reviewed by the Council.

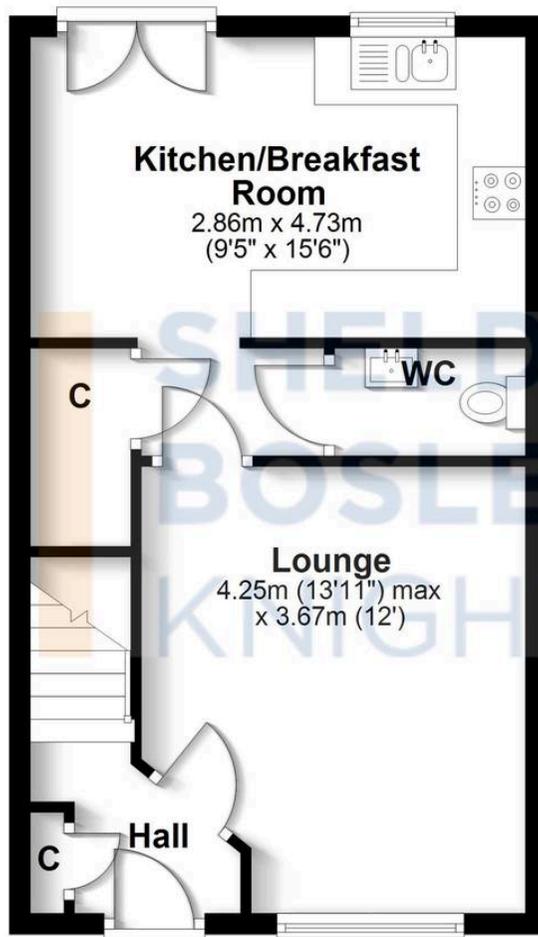
Sheldon Bosley Knight can provide a copy of the relevant criteria and application form on request.





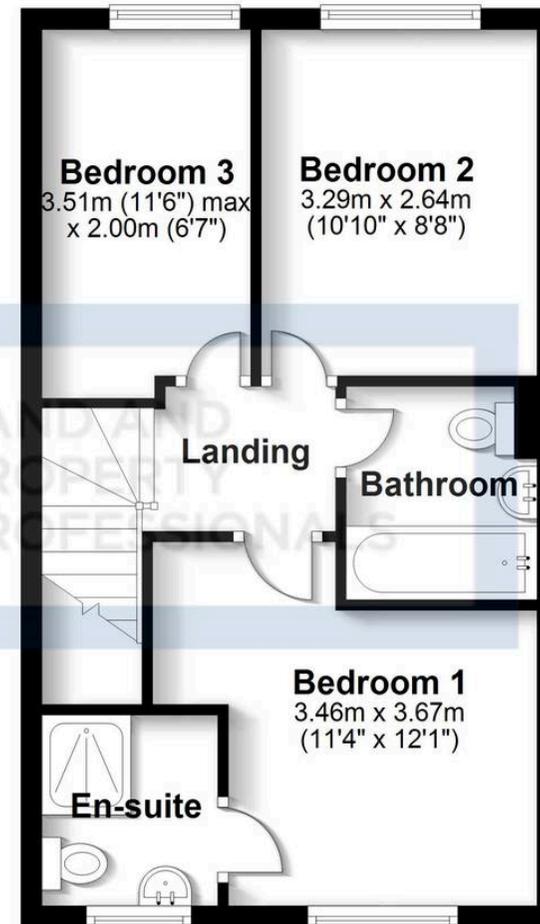
Ground Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



Total area: approx. 78.4 sq. metres (844.2 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.

Plan produced using PlanUp.

Sheldon Bosley Knight Evesham & Pershore

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.