



7 Ryelands, Pershore, WR10 2JG

Offers in excess of £300,000



CHRISTIAN
LEWIS
PROPERTY



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Offers in excess of £300,000

7 Ryelands

Pershore, WR10 2JG

- Chain free
- Single garage
- Village location
- Two bedrooms
- Scope to add value and make your own
- Peaceful setting

ABUNGALOW SITUATED IN A PEACEFUL SETTING WITH AMPLE POTENTIAL

Number 7 Ryelands is approached via a shared driveway leading off the main development road, positioned on the left-hand side and clearly identified by our For Sale board. The driveway provides access to the bungalow, with parking available to the front of a single, good-sized garage.

A lean-to extended front porch provides the main point of entry and opens into a welcoming reception hall, with doors leading to two well-proportioned bedrooms, the principal sitting room, and a dining room extension, offering flexible living and entertaining space.

The property further benefits from a fitted kitchen overlooking the rear garden and a fitted bathroom equipped with a walk-in shower.

Externally, to the rear, there is a fully enclosed and manageable garden, ideal for ease of maintenance and privacy. The garden can also be accessed directly from the extended porch, providing convenient internal and external connectivity.



Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: D

EPC Rating: B

Agents note - Probate is still pending

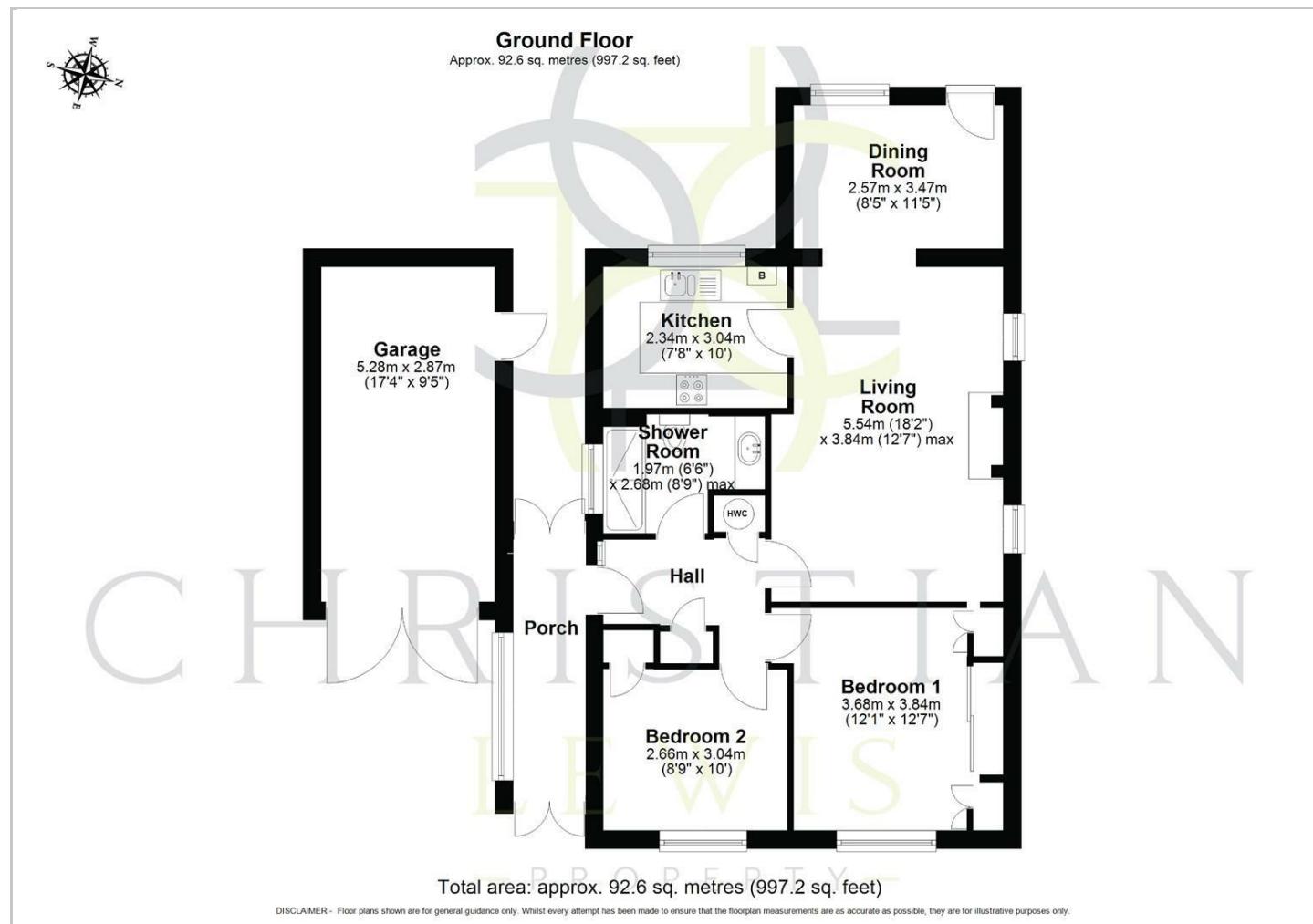
Disclaimer

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



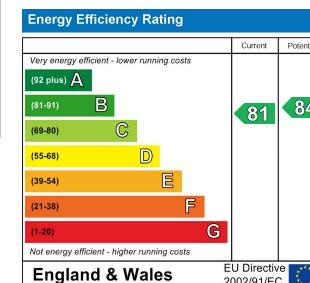
Viewing

Please contact our Pershore Sales Office on 01386 555368
if you wish to arrange a viewing appointment for this property or require further information.

Location Map



Energy Performance Graph



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.