3 Abbots Grange, Pershore, WR10 1HD

Offers in the region of £420,000

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CHRISTIAN LEWIS PROPERTY

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3 Abbots Grange

Pershore, WR10 1HD

- CHAIN FREE
- Detached family home
- Two en-suite shower rooms plus family shower room
- Dining Room & Home Office/Study
- Off-road parking
- Substantially improved and extended
- 4 double bedrooms
- Spacious living room with garden access
- Enclosed and pivate rear garden
- Gas central heating

CHAIN FREE! NEW PRICE!

3 Abbots Grange is a well-presented and substantially improved detached family home, tucked away just off Three Springs Road in a convenient and popular position. The property offers excellent access to the town's amenities and is within comfortable walking distance of local schooling, making it ideal for families.

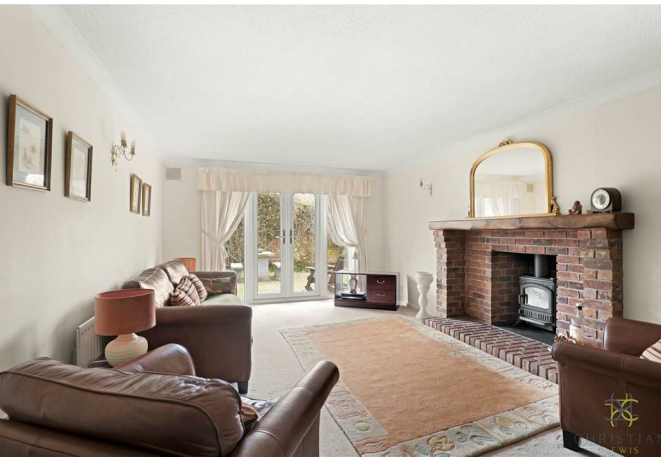
Upon entering the property, you are welcomed by an extended entrance hall, which immediately sets the tone for the space on offer. From here, there is access to a useful study/home office, ideal for remote working, along with a ground floor WC and a well-proportioned utility room, providing excellent practical storage and laundry space.

To the front of the property sits a separate dining room, perfect for formal dining or family meals, while the heart of the home lies to the rear. The spacious living room offers ample space for seating and entertaining, with doors opening onto the rear garden, allowing plenty of natural light. There is a beautiful brick fireplace with inglenook design and gas burner fire. Adjacent to this is the fitted kitchen, which enjoys a pleasant outlook over the garden and provides generous worktop and cupboard space alongside a beautifully fitted dining bench.

To the first floor, the accommodation continues to impress. There are four double bedrooms, two of which benefit from en-suite shower rooms. The remaining bedrooms are served by a well-appointed family shower room

Externally, the property offers off-road parking to the front, while to the rear is an enclosed and private garden, with lawn and a patio area, perfect for outdoor dining and entertaining. The garden also has a garden shed and summerhouse shed.

Further benefits include gas central heating, double glazing throughout, and the significant advantage of being offered with no onward chain.



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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 E
EPC Rating D

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.

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.

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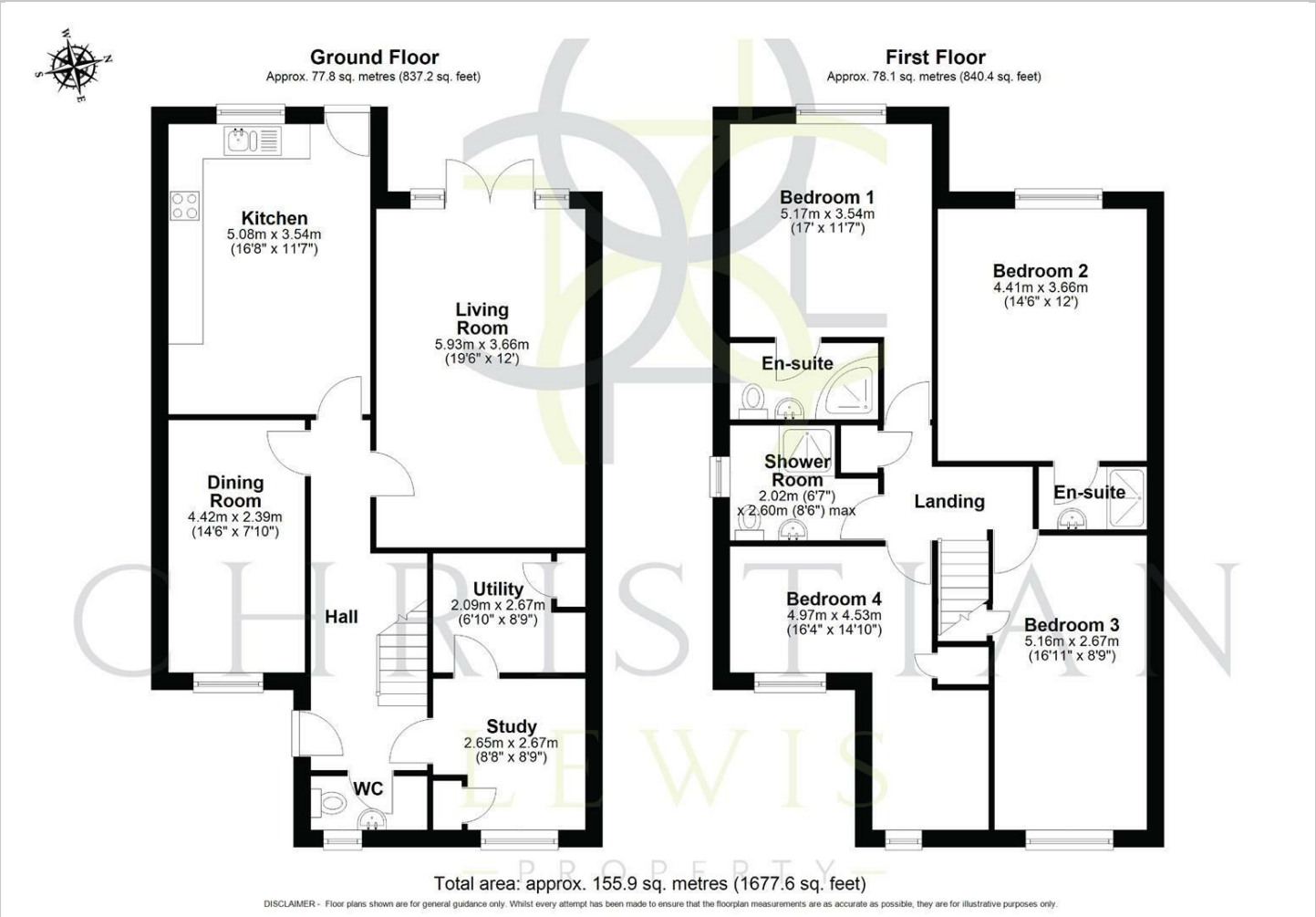
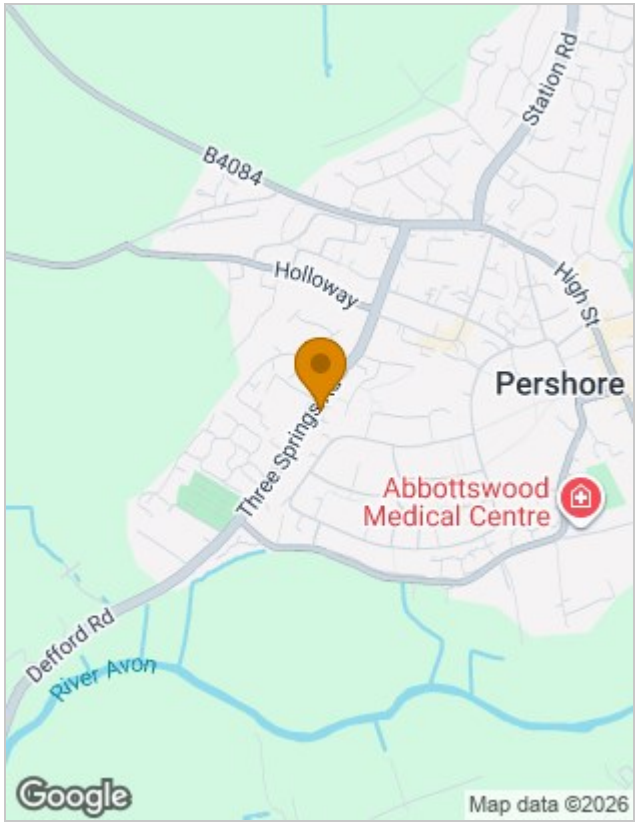
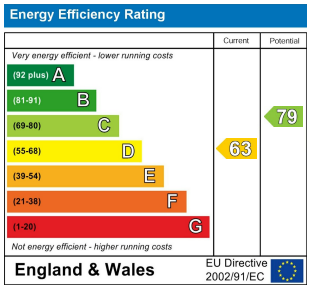
Floor Plans



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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