



Chestnut Close, Lower moor

Asking Price: £265,000

- Three bedroom property
- Dining Kitchen with integrated appliances and pantry style cupboard with access to the garden
- Lounge with bay window and gas feature fireplace
- One generous double bedroom and two singles
- Family bathroom on the first floor
- South facing rear garden with mature planting
- Sort after village location
- *OFFERED WITH NO ONWARD CHAIN*

**Nigel Poole
& Partners**

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****LIGHT AND AIRY NEUTRALLY DECORATED HOUSE IN A QUIET CUL-DE-SAC LOCATION**** Entrance hall; lounge; well maintained kitchen/dining room with integrated appliances, gas hob with electric oven and grill, separate microwave and pantry style cupboard. On the first floor there are three bedrooms and a family bathroom. The rear garden is southerly facing laid to lawn with a patio seating area and mature planting; getting plenty of sunshine throughout the day. Driveway and garage. Lower Moor centres around the village green, The Old Chestnut Tree pub and the village hall. Approximately 4 miles from the Georgian town of Pershore with a fantastic selection of shops, eating places and entertainment. Excellent links to the motorway, Pershore train station and Worcestershire Parkway.

Entrance Hall

Pendant light fitting; radiator; stairs rising to the first floor. Obscure glazed door to the front; door to the lounge.

Lounge 10' 3" x 16' 0" (3.12m x 4.87m)

Double glazed bay window to the front aspect. Coal effect 'gas' fire with wooden mantel piece; stone hearth and back panel; pendant light; radiator. Doors to the kitchen and entrance hall.



Kitchen/Dining Room 9' 1" x 13' 6" (2.77m x 4.11m)

Double glazed window to the rear aspect. A range of wall and base units surmounted with laminate worktop; stainless steel sink and drainer with mixer taps. Integrated gas hob with over head extractor; integrated electric oven and grill with microwave. Down lights; part tiled walls; radiator. Door leading to pantry cupboard; garden and lounge.

Landing

Access to the loft. Pendant light fitting; doors to all bedrooms; bathroom and airing cupboard.

Bedroom One 13' 7" x 9' 2" (4.14m x 2.79m)

Double glazed window to the rear aspect. Pendant light fitting; radiator. Door leading to the landing.



Bedroom Two 9' 2" x 6' 2" (2.79m x 1.88m)

Double glazed window to the front aspect. Pendant light fitting; radiator. Door leading to the landing.

Bedroom Three 6' 7" x 7' 0" (2.01m x 2.13m)

Double glazed window to the front aspect. Pendant light fitting; radiator. Door leading to the landing.

Family Bathroom 7' 1" x 5' 7" (2.16m x 1.70m)

Obscure double glazed window to the side aspect. Hand wash basin with single lever mixer tap; low level w.c.; bath tub with mains fed overhead shower; part glass screen; mixer taps. Central heated ladder rail; shaver point; extractor. Down lights; tiled walls and flooring. Door leading to the landing.

23 High Street, Pershore WR10 1AA



Garage 8' 6" x 17' 0" (2.59m x 5.18m)

Up and over door; light and power

Tenure: Freehold

Council Tax Band: B

Broadband

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2BP

Identity Checks

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South Facing Garden

Laid to lawn with patio seating area. Mature planted borders; with gravelled surrounding. Access to wooden shed; wall light; tap; gated side access.

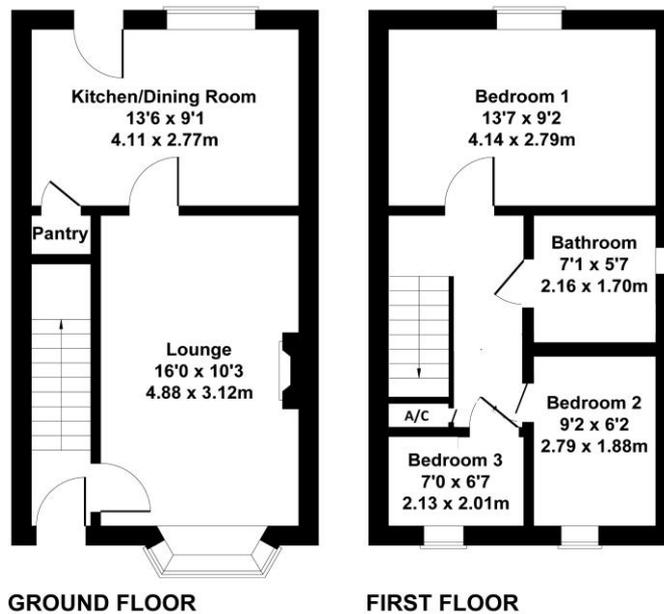


Additional information

There is an outline planning application for up to 5 dwellings in the field behind this property. For additional information visit wychavon.planning.19/02622/RM

Chesnut Close, Lower Moor

Approximate Gross Internal Area
698 sq ft - 65 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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