

12 Althorp Gardens, Pershore, WR10 1RY

Guide price £250,000

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CHRISTIAN LEWIS PROPERTY



12 Althorp Gardens

Pershore, WR10 1RY

- 2 Bedroom Semi Detached House
- Carport Garage & Driveway
- Private Rear Garden - Established with shrubs
- Recently Added Shower Room
- Centrally Located
- Location within a small cul de sac
- 2 Reception Rooms
- 2 Double Bedrooms - Both With Built In Wardrobes
- Conservatory With Underfloor Heating
- Downstairs WC

Positioned within the sought after Althorp Gardens development in Newlands, this beautifully presented, two bedroom, semi detached house offers a superb blend of space, comfort and envious location, complemented by excellent outside space and generous parking. The property is nestled in the corner of the cul de sac offering a pleasant, peaceful spot with no passing traffic.

The front door opens directly into the spacious kitchen/diner, featuring a comprehensive range of wall and floor mounted units and ample space for a dining table. Flowing into the hallway with a convenient downstairs WC and stairs rising to the first floor.

As you continue through the property, there is an impressive living room with patio doors and a focal point fireplace. From here, the recently added conservatory creates a wonderful additional reception area, enhanced by underfloor heating and enjoying private views over the garden.

Upstairs are two well proportioned double bedrooms, both benefiting from built in cupboards, together with an airing cupboard and a newly fitted shower room.

Outside, the mature rear courtyard garden offers a private retreat, having been fully slabbed and incorporating a useful garden shed. This space has been lovingly planted, and boasts a variety of mature shrubs and plants. For additional convenience, a side pathway provides access between the rear and front of the property, wrapping from the front of the property. Further benefits include a carport garage and two additional parking spaces.





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The Location

Pershore is a charming and historic market town set along the River Avon, renowned for its elegant Georgian architecture, magnificent Abbey and attractive riverside setting. The town offers an excellent selection of independent shops, cafés, restaurants, a traditional market and leisure facilities, alongside well-regarded community amenities.

For commuters, Pershore enjoys convenient road and rail connections, with the railway station providing services along the Cotswold Line, while the surrounding road network offers straightforward access towards Worcester, Evesham and the wider Midlands.

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 £30 (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 d
EPC Rating D
PLEASE NOTE THE VENDOR IS SUBJECT TO AN ONWARD PURCHASE WITH TIMESCALES EXPECTED TO BE JAN 2027

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.



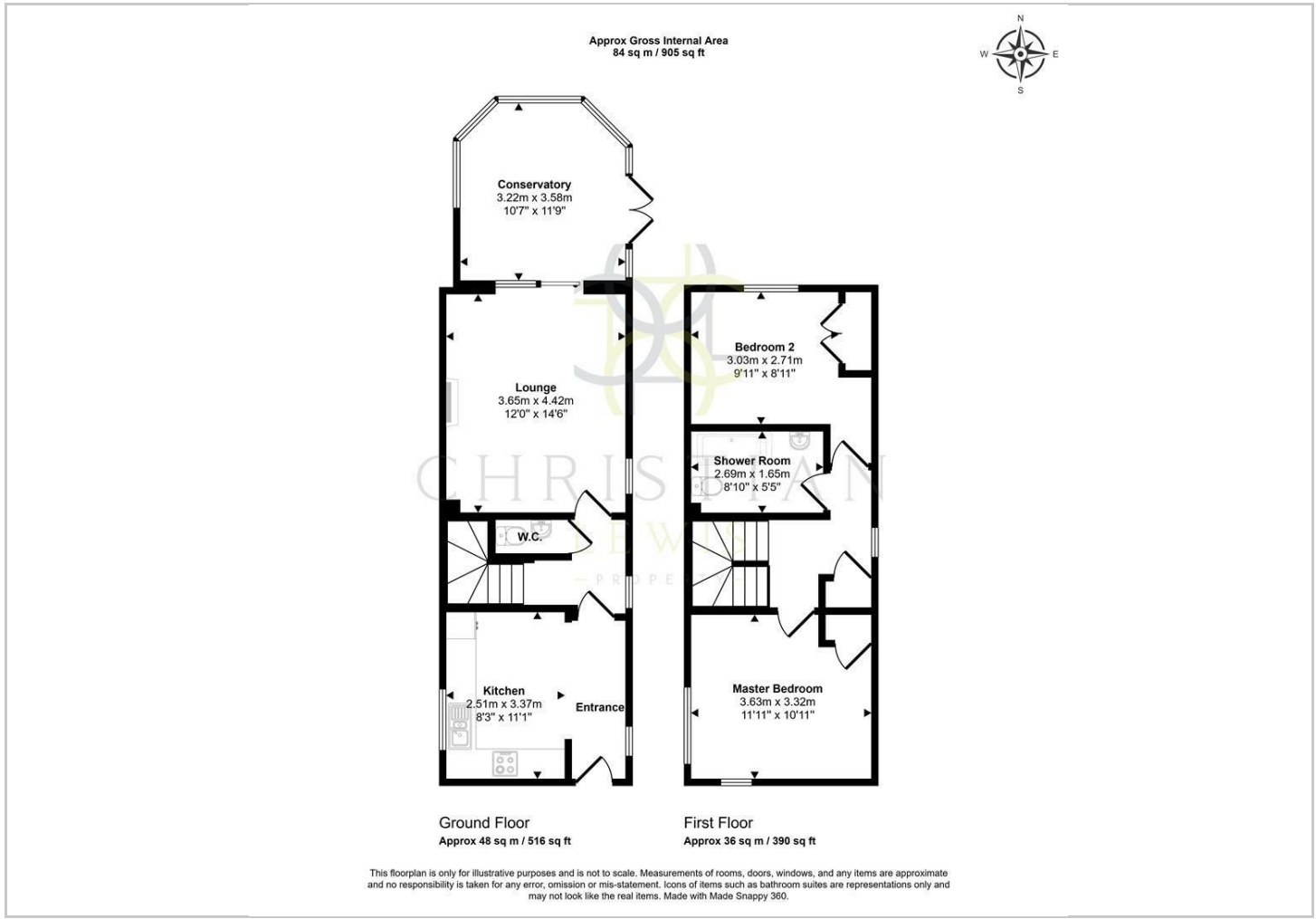








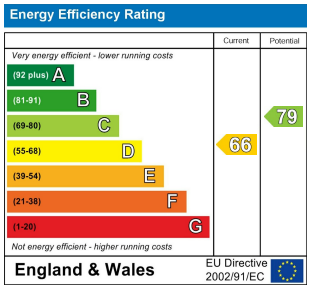
Floor Plans



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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