



41 Farleigh Road  
, Pershore, WR10 1LB

**£1,800 Per month**



  
CHRISTIAN  
LEWIS  
—PROPERTY—



## 41 Farleigh Road , Pershore, WR10 1LB

Ideally located within walking distance of Pershore Town Centre and in a sought-after residential area, this beautifully extended four-bedroom semi-detached property offers generous living space and is available to rent immediately.

### Accommodation Comprises:

- Enclosed porch leading to the entrance hall
- Spacious lounge with double patio doors
- Separate dining room with built-in storage
- Bright and airy family room with trifold doors, opening to the landscaped rear garden
- Well-equipped galley-style kitchen with double oven. White goods are offered on the basis that the landlord is not responsible for repair and/or replacement.
- Separate utility room, off of the kitchen
- Downstairs WC

### On the first floor:

- Bedroom 1 with ensuite and built-in storage. There is a useful loft room/office space which is accessible via bedroom 1
- Bedroom 2 with built-in wardrobe
- Bedroom 3 with storage cupboard
- Bedroom 4 with built-in storage
- Modern family bathroom with shower over bath, WC and washbasin.

### Outside:

The generous south-facing garden has been thoughtfully landscaped, featuring:

- Multiple paved and decked areas
- Lawned area with mature shrubs
- A range of outbuildings, including a workshop-style shed and a utility/storage room.

To the front, there is ample off-road parking for 2-3 vehicles.

## Additional Information

Council Tax Band: C

EPC Rating: C

Local Authority: Wychavon

## Information About Costs







Important Information - If your application to rent this property is successful, we will request a refundable holding deposit which will secure the property for you, subject to referencing. The holding deposit is equal to one weeks rent and the full deposit is a maximum of 5 weeks rent. More information will be provided on successful application.



Floor Plan



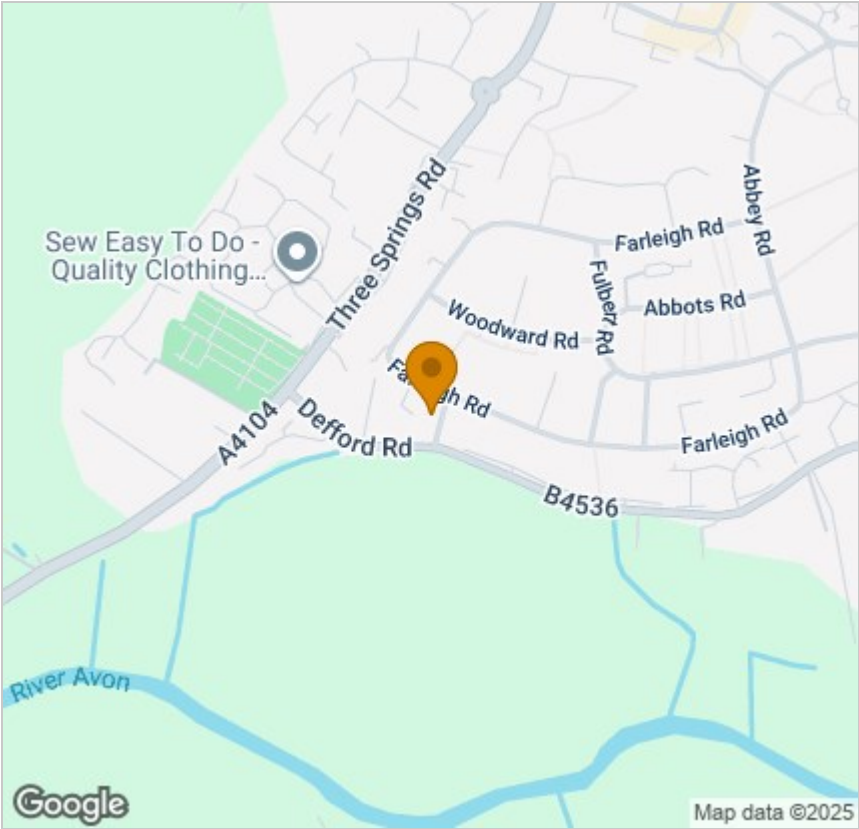
Viewing

Please contact our Evesham Lettings Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

86 High Street, Worcs, Evesham, WR11 4EU  
Tel: 01386 442929 Email: [lettings@christianlewisproperty.co.uk](mailto:lettings@christianlewisproperty.co.uk) [www.christianlewisproperty.co.uk](http://www.christianlewisproperty.co.uk)

Area Map



Energy Efficiency Graph

