



3 Goldfinch Rise, Pershore, WR10 1FH

Offers over £240,000





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Pershore, WR10 1FH

- Chain free
- Semi Detached House
- Close to station
- Turn key ready
- Located within a small development
- 2 Bedrooms
- Located on the fringe of Pershore Town
- Bedroom 1 with Ensuite
- Parking for up to 3 vehicles
- Still covered with NHBC warranty

CHAIN FREE || 2 BEDROOMS || CALLING ALL 1ST TIME BUYERS || CLOSE TO STATION || WALKING DISTANCE TO SCHOOLS & SUPERMARKET

Introducing this beautifully presented, turn key, 2 bedroom semi detached house is set wit Plum Tree Walk located on the fringe of Pershore Town Centre. Built by Taylor Wimpy in 2020 with approx. 4 years remaining on the NHBC warranty, this property boasts neutral décor, ample parking and a rear garden. Whether you are a first time buyer, investor or simply downsizing then look no further!

The accommodation comprises of front door into entrance hall - a welcoming space with downstairs WC and flowing into the modern kitchen. The kitchen is fully integrated and comes complete with fridge freezer, washing machine, dishwasher alongside the cooker, hob and extractor. The kitchen is further complemented with undercounter lights and the combi boiler.

From the hallway, into the spacious living room which is the real heart of the home. This room is to the rear of the property and is coupled with a handy storage cupboard, and double patio doors which lead into the rear garden. Stairs wrapping around to the first floor where there are 2 generously sized double bedrooms, spanning with the width of the property. Bedroom 1 to the rear is finished with an ensuite shower room, and bedroom 2 to the front is complete with a built in over stair cupboard. To complete the first floor, there is a family bathroom with full suite and shower over bath. Access to the loft is also located from the landing.

Externally, the property is offered with tandem parking alongside the property and a well proportioned rear garden. The rear garden is predominantly laid to lawn and offered with a garden shed alongside side access gate for convenience.

Plum Tree Walk sits within walking distance to Pershore Train Station which services a direct route to London Paddington, additional routes can be taken via Worcestershire Parkway which is conveniently located approx. 6.5 miles away



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 C

EPC Rating B

The property has annual maintenance service charge of approx. £331.00 which covers communal areas within the development.

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.

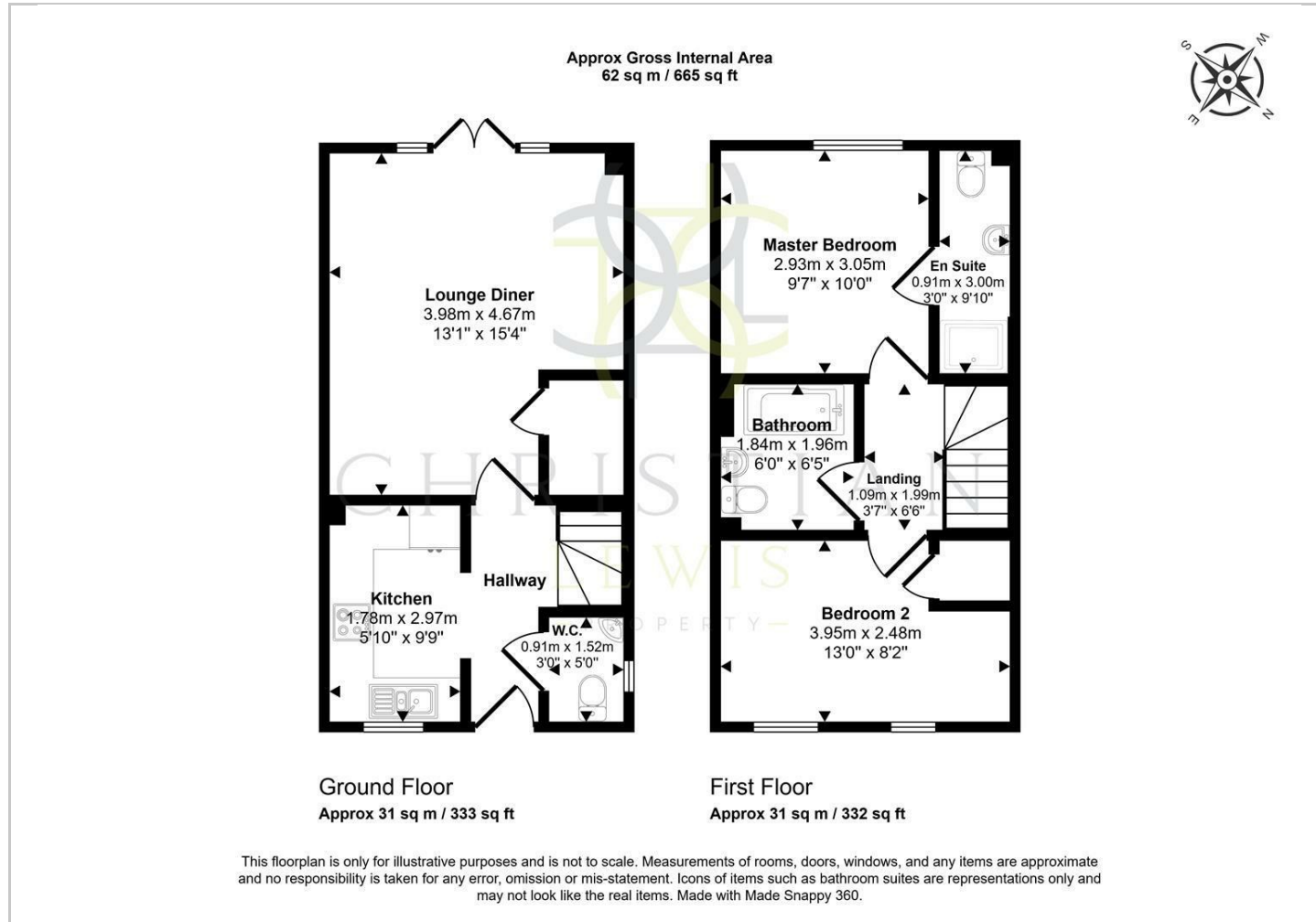
Please inform us if you become aware of any information being inaccurate.



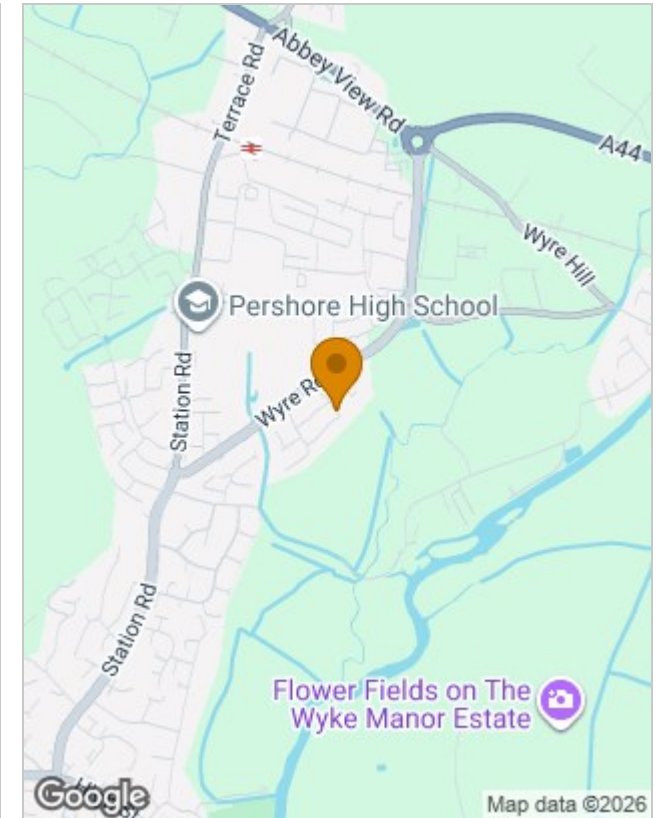




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		97
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Pershore Lettings 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.