



93 Cherry Orchard

Pershore, WR10 1ES

**Offers in excess of £225,000**



CHRISTIAN  
LEWIS  
—PROPERTY—

## 93 Cherry Orchard

Pershore, WR10 1ES

|| CHAIN FREE || 3 BEDROOMS || WALKING DISTANCE TO PERSHORE TOWN ||

Offered to the market chain free, this attractive three bedroom mid-terrace residence provides well-balanced accommodation arranged over two floors, combining practical family living with excellent potential.

The property is entered via an entrance porch which accompanied by a downstairs WC, door leads through to a generously proportioned, airy, open plan living and dining room, creating an inviting and versatile main reception space. The fitted kitchen is positioned to the rear and is complemented by a separate utility room, enhancing day to day functionality. A conservatory extends the living accommodation and enjoys views over the rear garden. Further benefits to the ground floor are multiple well planned storage cupboards, perfect for organisation.

Stairs elevating from the living area to the first floor, where there are two spacious double bedrooms, a well sized single bedroom, over stair cupboard, and is finished with a practical shower room complete with shower, wc and basin.

Externally, the property features a low-maintenance, multi-level rear garden, with a garage situated to the rear, in addition to the garage there is an external brick built shed for additional storage, or to be used as a small workshop. There is scope to open up the garden to provide vehicular access, allowing the garage to be utilised for off-street parking if required. Please note, the garage is located within the





rear garden. If storage is more important, then on street parking is available without permit to the front of the property.

This well-presented home offers a rare opportunity for buyers seeking a chain-free purchase with flexible living space, ample storage, and future potential. It really must be seen to be appreciated.

#### 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: D



#### DISCLAIMER

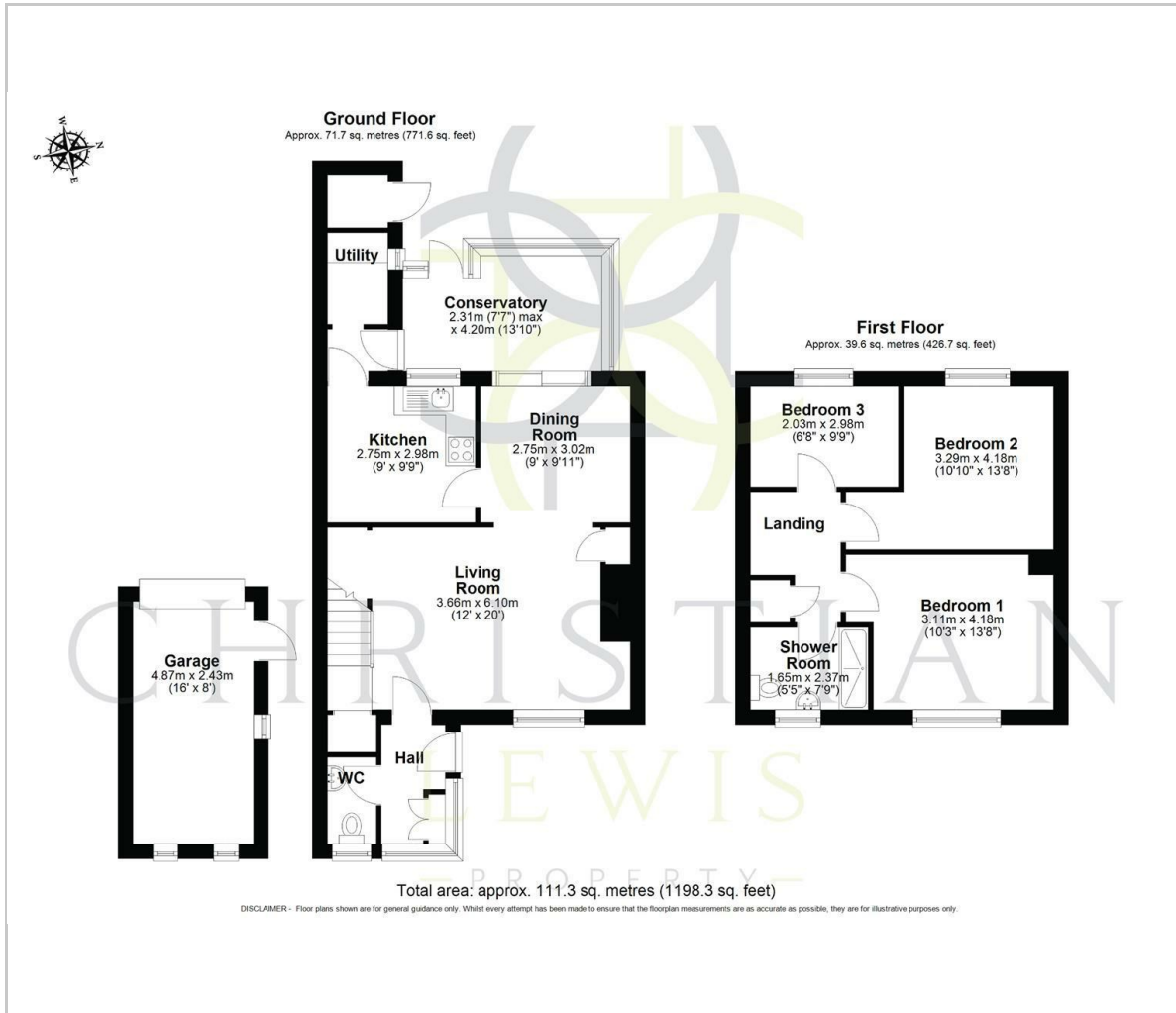
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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.

## Floor Plan



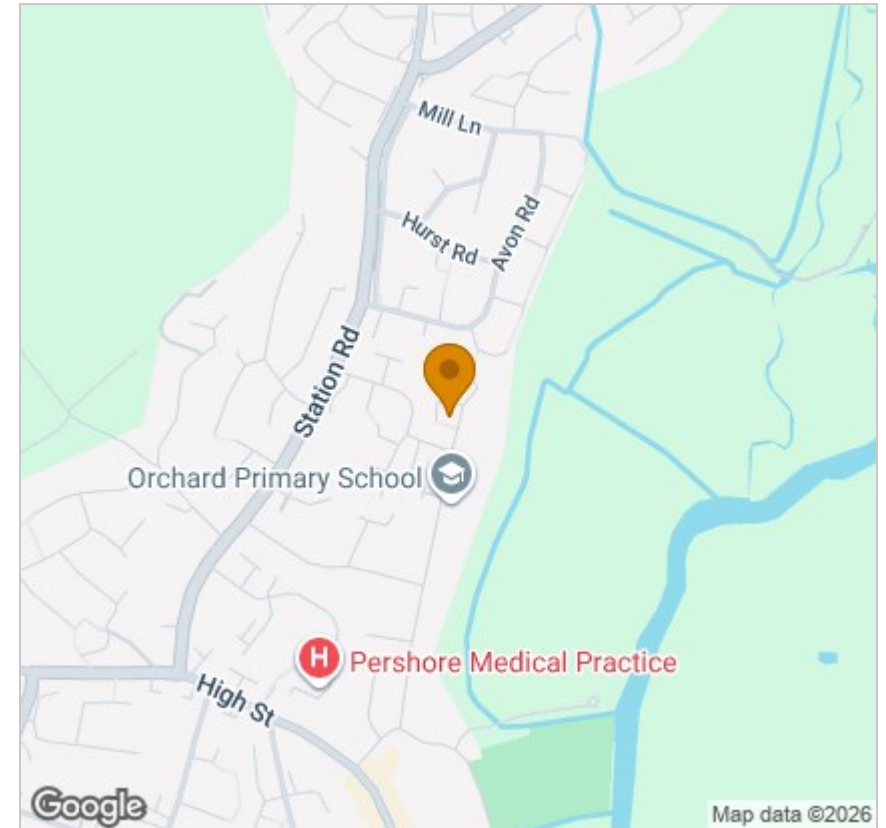
## Viewing

Please contact our Pershore Sales Office on 01386 555368 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Area Map



## Energy Efficiency Graph

