



15 French Close, Pershore, WR10 1QQ

Guide price £280,000





15 French Close

Pershore, WR10 1QQ

- CHAIN FREE
- INTEGRAL GARAGE
- 3 BEDROOMS
- SYMPATHETICALLY EXTENDED
- NEUTRALLY DECORATED THROUGHOUT
- QUIET RESIDENTIAL LOCATION
- DRIVEWAY PARKING
- 2 SPACIOUS RECEPTION ROOMS
- GREAT ACCESS LINKS TO THE MOTORWAY & TRAIN STATION

We are thrilled to offer to the market this beautifully presented, 3 bedroom, semi detached family home. Nestled on the outskirts of Pershore town centre, this property boasts charm, flexible living space and character. To further boost its desirability it is being sold with **no onward chain**

As you approach the property you are welcomed by a paved driveway providing ample parking space and a low maintenance stoned area ready for potted plants! Entrance through into the porch offering space for coats and shoes and access door into the integral garage. Through the front door to the welcoming entrance hall. Door leads into the cosy living room to the front of the property with feature fireplace extending into the dining room area.

From the dining room you flow into the kitchen which is complete with breakfast bar, a variety of both high and low units and an integrated oven/hob. The kitchen seamlessly leads into the modern reception style room which is at the rear of the property - the perfect spot for entertaining, or having your morning coffee, with its skylight and patio doors it offers a beautiful flow of natural light. The handy utility room is also located from here this is complete with basin, units and toilet for convenience.

Stairs elevating to the first floor where all three bedrooms alongside the shower room. Bedroom 1 is complete with a wealth of storage in the form of built in wardrobes, a built in desk and an additional built in cupboard. Bedroom 2 also benefits from a double built in wardrobe and an additional single cupboard. Bedroom 3 is a single room which could be utilised as a guest room, dressing room or home office. The shower room offers a walk in shower, WC & basin

Externally there is a private, well maintained garden complete with patio, lawn and a garden shed. For additional convenience there is an outside tap and side access into the garage from the garden.

The perfect example of a family home and truly 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 C

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.

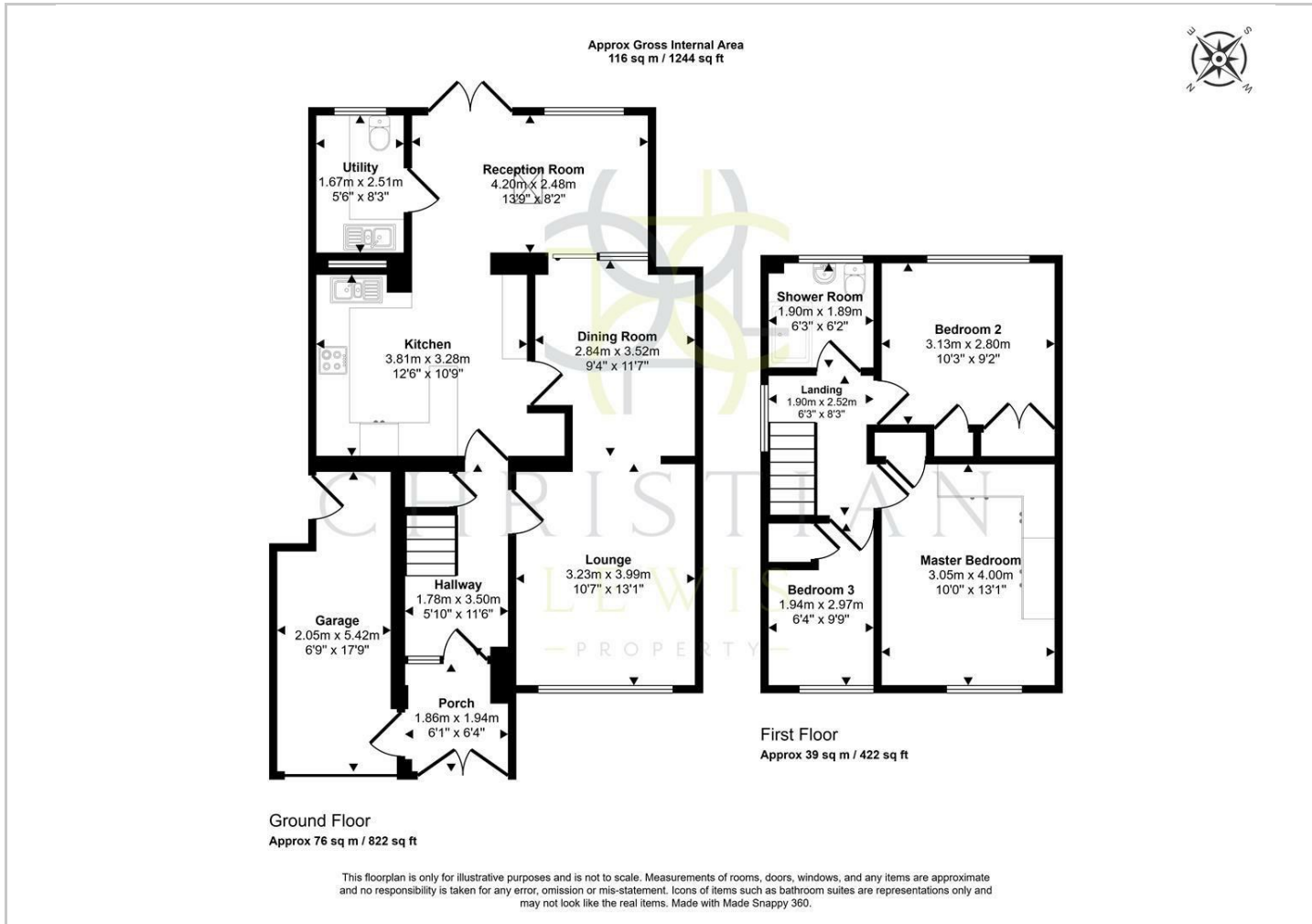
Please inform us if you become aware of any information being inaccurate.



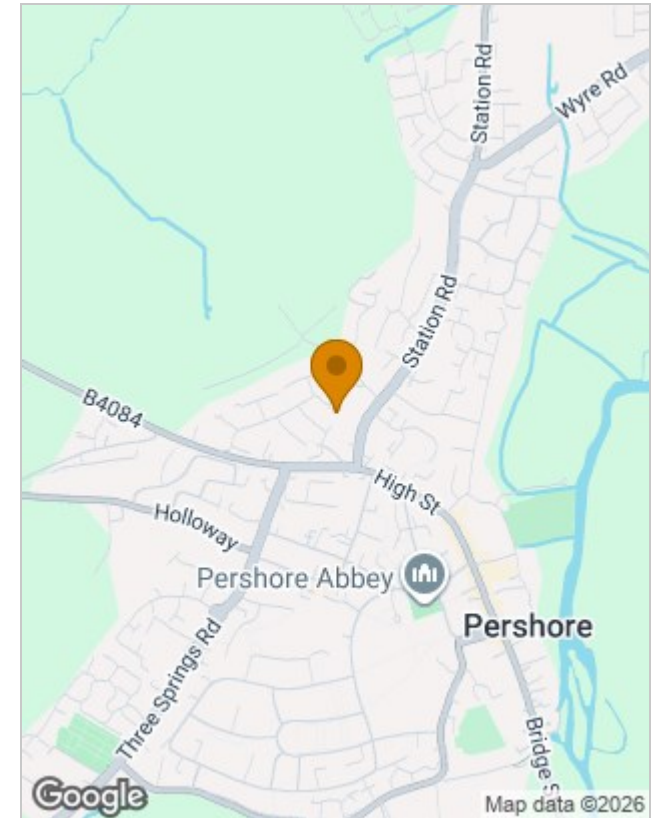




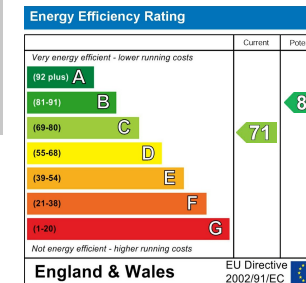
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore Sales 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.