


20 Chestnut Close, Pershore, Lower Moor WR10 2RE

Guide price £275,000

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CHRISTIAN LEWIS PROPERTY



# 20 Chestnut Close

## Lower Moor
## Pershore, WR10 2RE

- CHAIN FREE
- 3 BEDROOM SEMI DETACHED HOUSE
- GARAGE & DRIVEWAY PARKING
- REAR ESTABLISHED GARDEN
- MODERN KITCHEN WITH SHAKER STYLE UNITS
- PERFECT FOR FIRST TIME BUYERS, INVESTORS, OR UPSIZERS
- WELL MAINTAINED
- 2 DOUBLE BEDROOMS, AND 1 SINGLE
- VILLAGE LOCATION
- SOUTH FACING GARDEN

CHAIN FREE || 3 BEDROOM HOUSE || GARAGE & DRIVE

A wonderfully positioned three bedroom, semi detached house located in the village of Lower Moor, near Pershore. Upon approaching the property you are welcomed with a spacious block paved driveway allowing ample parking alongside an integral garage.

Entrance door into the living room, a cosy room set to the front of the property with stairs elevating to the first floor and fire with fireplace. Leading into the country style kitchen, with a variety of wall and floor shaker cabinetry, and spaces for white goods. The side of the kitchen would make the perfect spot for a breakfast bar too. The conservatory finishes the ground floor perfectly, an additional space that would make the perfect dining room, home office or playroom. The conservatory overlooks the wonderfully established, south facing rear garden and also offers a door into the integral garage.

Upstairs, the property continues to impress with three bedrooms and a family bathroom. Two of the bedrooms are well sized doubles and the final bedroom is a single bedroom - a room that would make the ideal office or dressing room. The family bathroom is an original powder pink suite, with bath, wc and basin.

Lower Moor is a small, traditional village in Worcestershire, located approximately two miles north-east of the market town of Pershore, in the beautiful Vale of Evesham. The village is surrounded by open countryside, farmland and the River Avon, giving it a peaceful, rural atmosphere. Lower Moor has a long history, with its early residents mainly working in agriculture and market gardening, particularly growing fruit and vegetables. Some of this history can still be seen in the village's traditional thatched cottages and historic buildings, including the Old Chestnut Tree Inn, which dates back to the 16th century. The village also has St Thomas' Church, a village green and a village hall, which help bring the local community together.





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### 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 £60 (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 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.



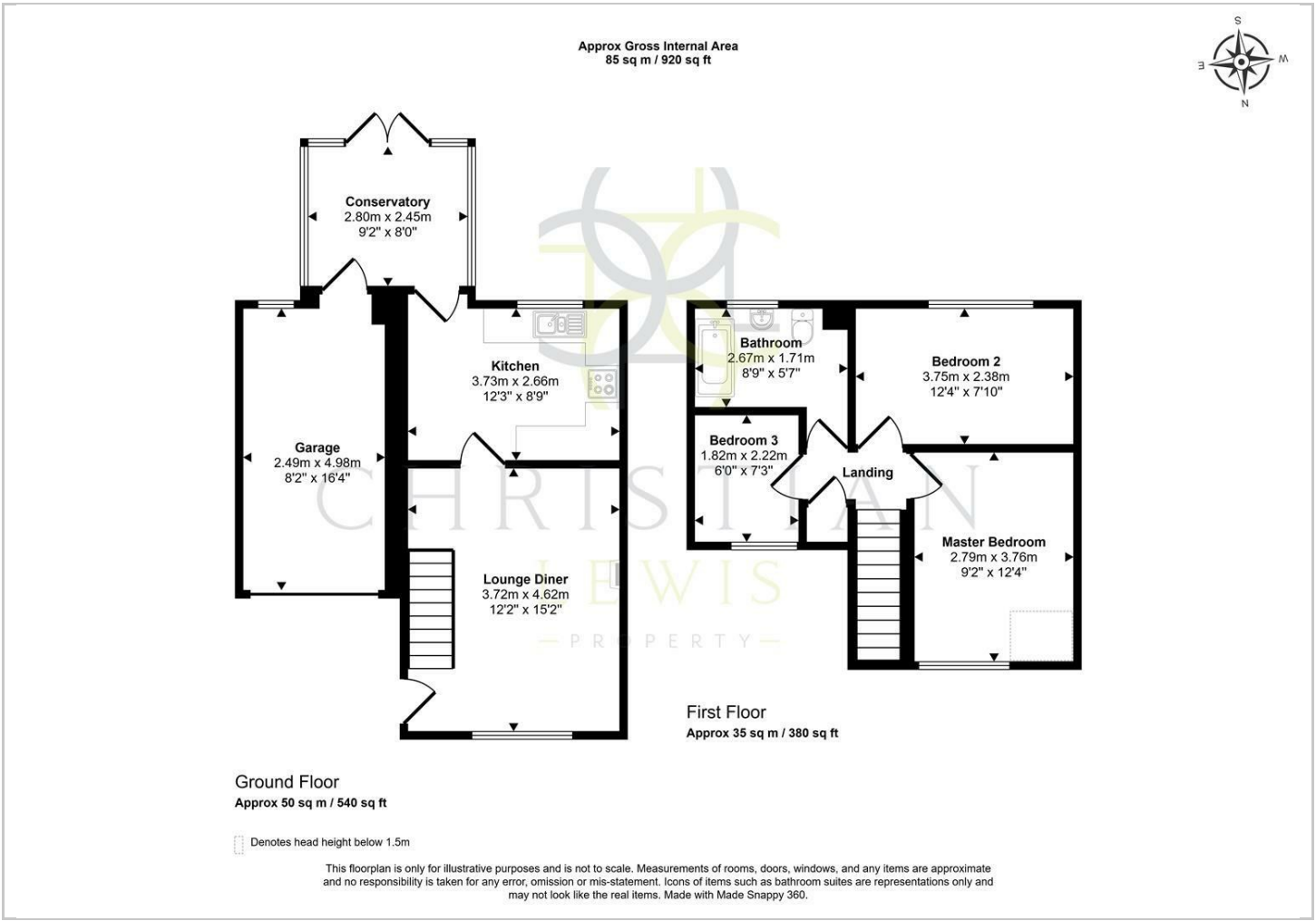








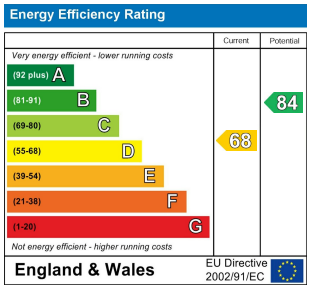
## Floor Plans




## 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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