



17 Rosehip Close, Pershore, WR10 1BU

Price £240,625





17 Rosehip Close

Pershore, WR10 1BU

- Discount Market Sale (DMS) - 100% Ownership, 70% Market Value
- 4 Bedroom Semi Detached House
- Immaculately Presented
- Energy Rating 'B'
- Perfect Central Location - Access to Rail & School Networks
- No Rent To Pay
- Extended Living Space
- Driveway Parking
- Ensuite & Family Bathroom
- Low Maintenance Garden & Driveway Parking with EV Charging Point

Four Bedroom Semi Detached House || Discount Market Sale || 100% Ownership at 70% Price ||

An outstanding opportunity to acquire this impeccably presented four bedroom semi detached house, offered at 70% of its market value whilst providing 100% ownership. Designed to assist eligible purchasers onto the property ladder, this unique scheme combines exceptional value with the benefits of full home ownership.

Constructed in 2017 and thoughtfully extended, the property offers beautifully appointed and versatile accommodation arranged over three floors. The ground floor features entrance hall with stairs elevating to the first floor, and doorway into the welcoming lounge. Flowing through from here, you will find a convenient downstairs cloakroom, storage cupboard and doorway leading into the real heart of the home. Firstly, the modern kitchen diner, complete with a variety of wall and floor units, spaces for white goods and ample space for a dining table, offering versatility and practicality. To complete the ground floor, is the newly added reception room - a cosy space to be utilised as a second living room, playroom or office, complete with patio doors leading into the rear garden.

To the first floor you will find 3 well proportioned bedrooms, with one of the bedrooms complimented by an ensuite shower room. A family bathroom services the rest of the rooms which has a bath, over bath shower, wc and basin. Stairs elevate to the second floor where you will find a generous size double bedroom with Velux windows, the perfect relaxing spot!

Externally, the property enjoys an enclosed rear garden, beautifully finished with artificial grass for low maintenance living and complemented by a useful garden shed. To the front, the driveway offers parking for two vehicles.

This property further boasts an EPC rating 'B' & an electric car charging point

*THIS PROPERTY COMES WITH A CRITERIA SET BY THE LOCAL AUTHORITY, PLEASE ENSURE YOU READ THE BELOW INFORMATION



Price £240,625



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 B

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.

Discount Market Scheme (DMS)

As this scheme is part of the Affordable Home Ownership scheme, prospective buyers must be eligible for affordable housing and satisfy the requirements of the original Section 106 agreement. There is a requirement for applicants to have a local connection to Pershore, should applications not be suitable, Wychavon may extend this geographical area. Gross annual household income at the date of application for a DMS unit must not exceed £80,000 to be eligible. Discount Market Sale (DMS) is a scheme to help low and middle earners get onto the property ladder, by providing full market value properties at a discounted price. The property will always be required to be sold on this same basis.

Applications for the property are on a first come, first served basis and all applicants must ensure they meet the criteria before applying or viewing.

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.

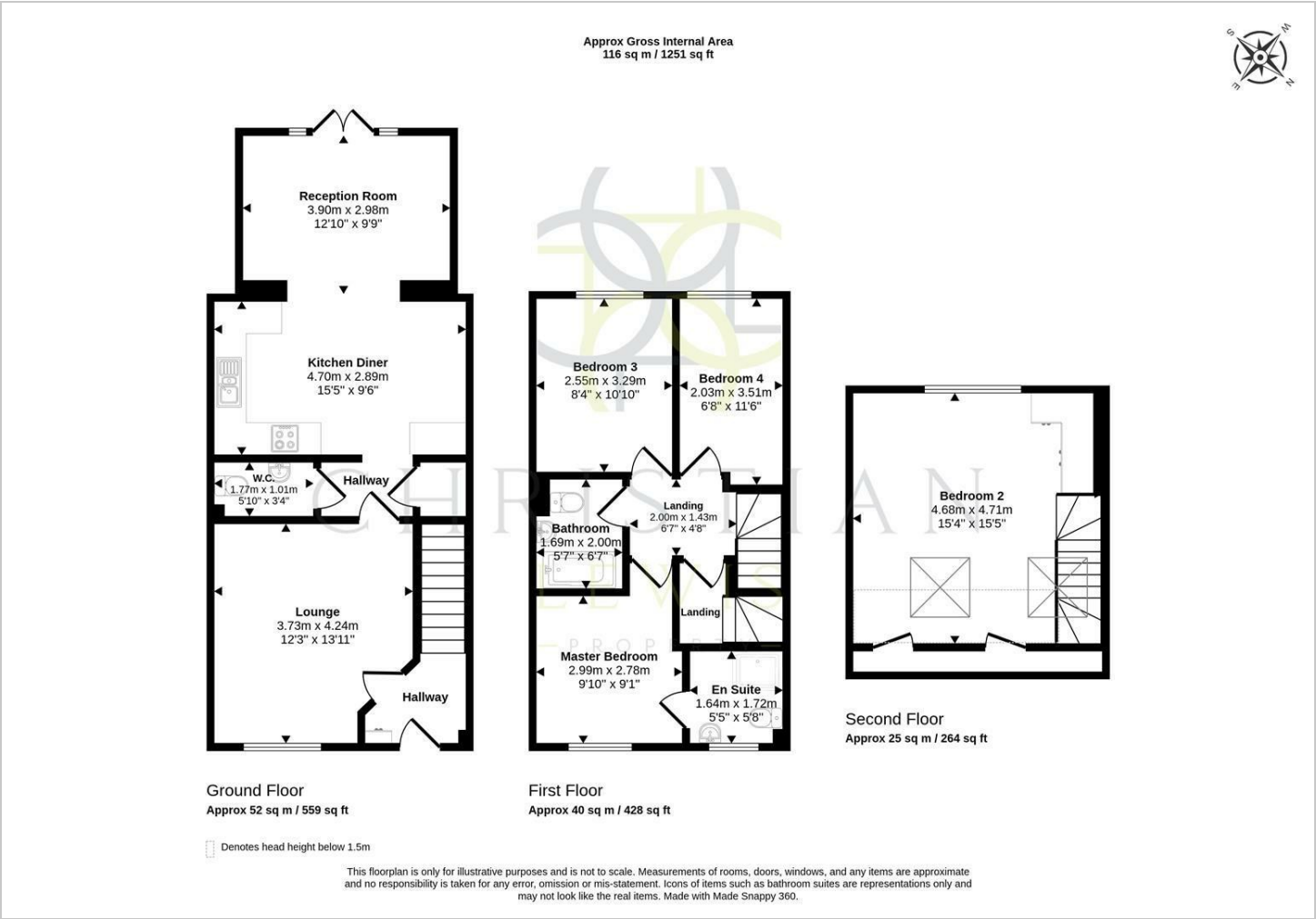
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.

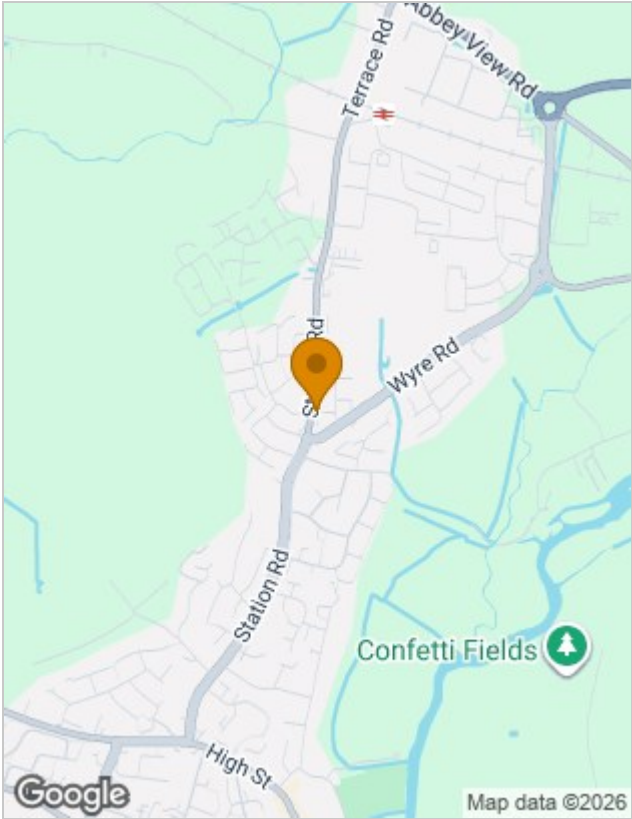




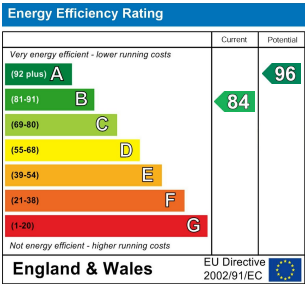
Floor Plans



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.