



34 Mayfield Road, Pershore, WR10 1NW

Offers in the region of £210,000





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Pershore, WR10 1NW

- CHAIN FREE
- OVER 1000 SQ FT OF LIVING SPACE
- KITCHEN WITH SEPARATE UTILITY
- CLOSE TO PERSHORE TOWN CENTRE
- CORNER PLOT
- 3 BEDROOM SEMI DETACHED HOUSE
- GENEROUS ROOM SIZES
- SIDE SWEEPING GARDEN
- CONSERVATORY LEADING INTO REAR GARDEN

|| CHAIN FREE || 3 BEDROOM SEMI DETACHED HOUSE || MODERNISATION POTENTIAL ||

A wonderfully spacious 3 bedroom semi detached house located on the edge of Pershore Town. Spanning over 1000 square foot this property has ample space for growing families.

Entrance into hallway, through to the spacious living room - a wonderfully versatile space which could be utilised as a combination living/dining room. Following from the living room, is a handy conservatory /sun room which provides access and views into the garden.

To the other side of the property is the well proportioned kitchen, complete with a range of units, integrated cooker/hob and spaces for white goods. To accompany the kitchen, there are 2 handy storage cupboards - one full length larder style and one downstairs. The ground floor is finished with a handy utility room - complete with sink unit, larder cupboard, door to the rear and downstairs WC.

Stairs elevating to the first floor where you will find 3 bedrooms and the family bathroom. Two of the bedrooms are spacious doubles, the third bedroom is a small double. The bathroom has a full 4 piece suite to include a bath, basin, wc and standalone shower cubicle.

Externally, the side sweeping garden is the real blank canvas, predominantly laid to lawn, with the additional benefit of 2 patio areas, a garden shed and side access gate.

Parking can be sought on street, on a first come, first served basis.



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 B
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.

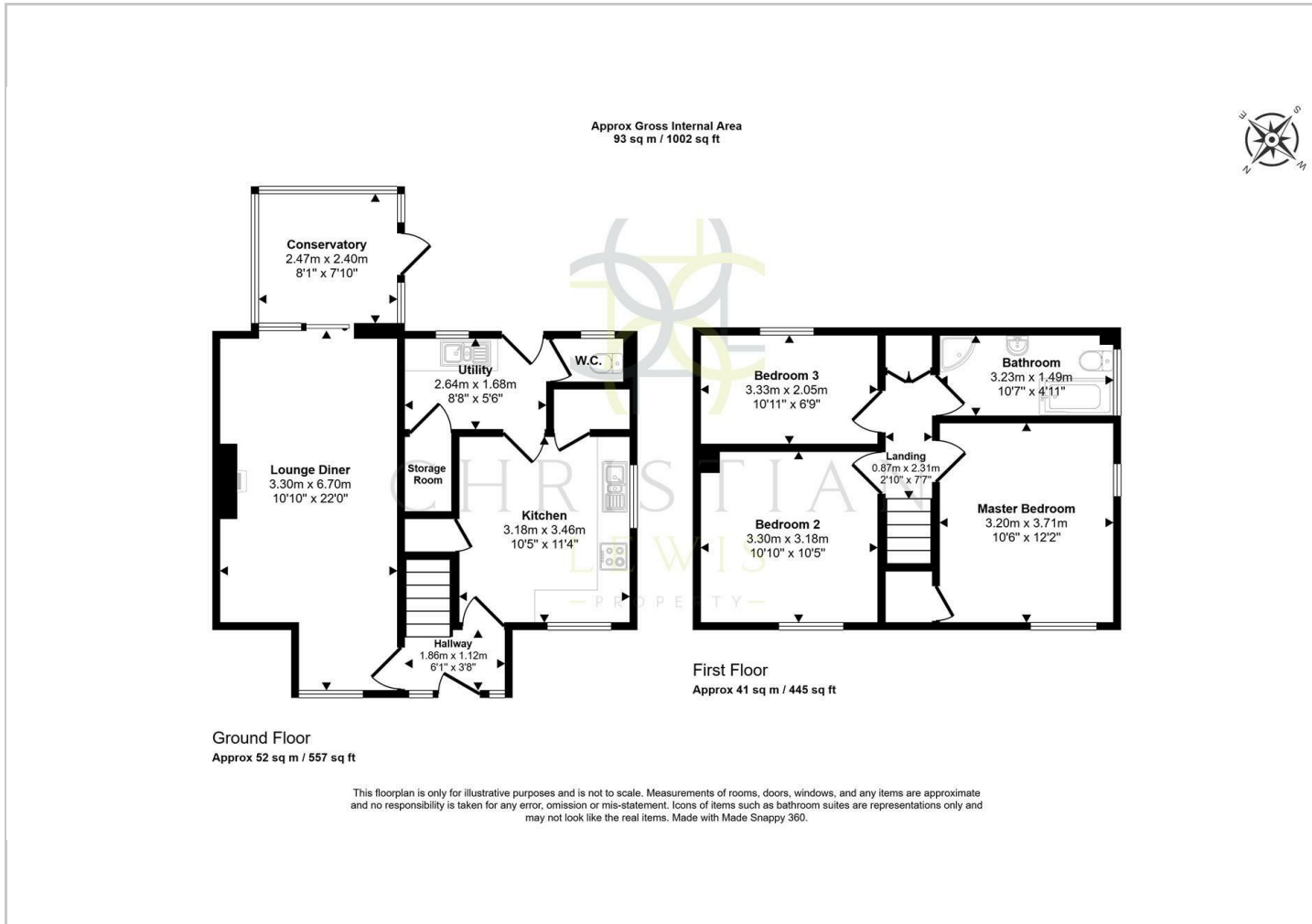
Please inform us if you become aware of any information being inaccurate.



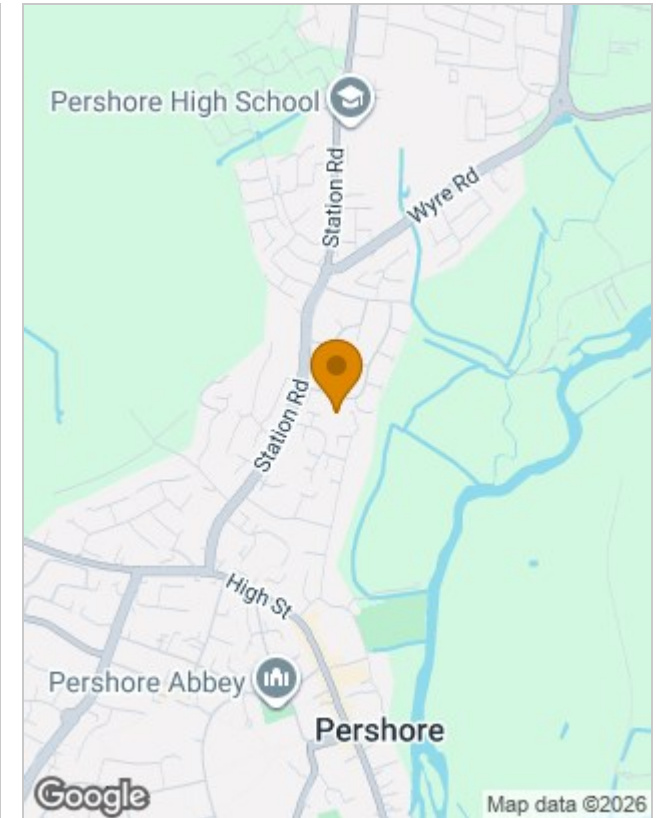




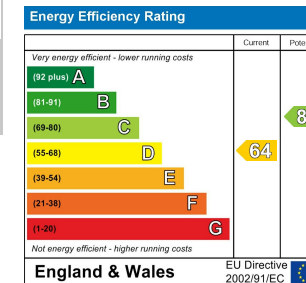
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Pershore 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.