


22 Pardoe Drive, Pershore,  WR10 1RJ

Guide price £345,000

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CHRISTIAN LEWIS PROPERTY



# 22 Pardoe Drive

## Pershore, WR10 1RJ

- 3 BEDROOM DETACHED - 2 DOUBLE & 1 SINGLE
- ESTABLISHED PRIVATE GARDEN ON A CORNER PLOT
- DUAL ASPECT LIVING ROOM WITH PATIO DOORS INTO GARDEN
- ENERGY EFFICIENT PROPERTY - ENERGY RATING 'B'
- SEPARATE UTILITY ROOM & DOWNSTAIRS CLOAKROOM
- LOCATED ON A PRIVATE NO THROUGH ROAD ONLY SERVICING 3 PROPERTIES
- DETACHED GARAGE WITH LIGHT/POWER & DRIVEWAY FOR PARKING
- TURN KEY - NEUTRAL DECOR & FLOORING THROUGHOUT
- BOASTING CONVENIENT ACCESS TO LOCAL AMENITIES AS POSITIONED ON THE EDGE OF THE ESTATE
- EXCELLENT RAIL LINKS & WITHIN WALKING DISTANCE TO LOCAL SCHOOLS

Christian Lewis are thrilled to bring this spectacularly presented, 3 bedroom, detached house to the market. Located on the edge of Pershore Town, on a no through road this property is not too be missed and must be seen to be appreciated.

Front door into the welcoming entrance hall, door through to the dual aspect living room with patio doors into the well established, delicately planted rear garden, to the other side of the property is a spacious kitchen/diner - whether its cooking, baking or entertaining this space offers ample cupboard storage complete with integrated fridge freezer, oven/hob and space for a freestanding dishwasher. If this wasn't enough, the worktop doubles up as a handy breakfast bar. To the other side of the kitchen/diner you will find space for a dining table - perfect for entertaining.

On the right hand side of the kitchen is the handy utility with boiler, fitted units/worktop for storage and space for a washing machine. The downstairs WC is also located in this space, alongside the back door providing access to the driveway and garage.

Stairs elevating to the first floor where you will find 3 bedrooms, two doubles and one single. Bedroom 1 is accompanied by bespoke built in wardrobes, dressing area and a stylish ensuite shower room, the top floor also has the additional 2 bedrooms and a storage cupboard. Additionally, the family bathroom with full suite and electric over bath shower can be found. As with the ground floor, there are an abundance of windows giving the property a lovely light feel.

Externally, the charming garden has been lovingly designed - whether you are an avid gardener or just starting out the multi level space offers privacy, relaxation and is a wildlife haven! The garden is equipped with an outside tap, pergola style seating area and gate leading to the driveway.

Parking is available on tandem driveway parking, alongside a single garage.





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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 d
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.






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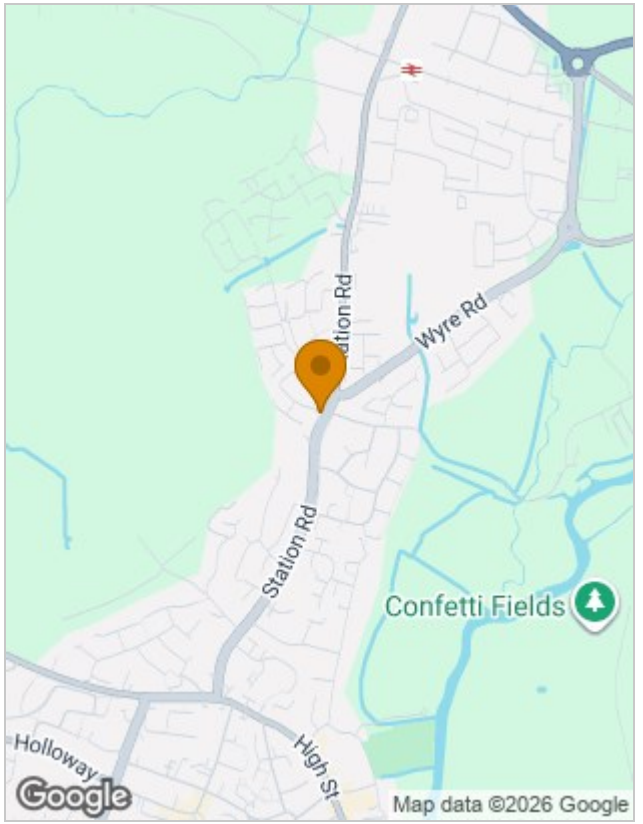




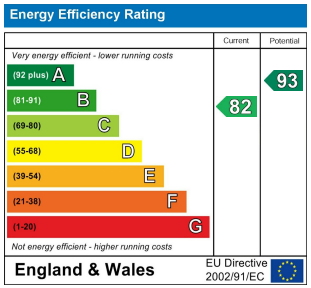
## Floor Plans




## 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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