



45 Head Street, Pershore, WR10 1DA

Guide price £275,000





45 Head Street

Pershore, WR10 1DA

- Offered to the market chain free
- Close to town centre, offering great flexibility & convenience
- Rear lawned garden with garden shed and rear access
- Driveway & private walled front garden offering great privacy
- Downstairs cloakroom
- 3 bedroom house
- 2 reception rooms
- Additional garage store room
- Modern shower room & separate airing cupboard
- Galley style kitchen with door into rear garden

THREE BEDROOMS || TOWN CENTRE || DRIVEWAY PARKING || DUAL RECEPTION ROOMS ||

A wonderful opportunity has arisen to acquire a well presented, three bedroom house located in Pershore town centre. Number 45 is a three bedroom mid terrace house, boasting two reception rooms, three bedrooms and modern facilities. Offered to the market chain free, it must be seen to be appreciated.

Upon arrival you are greeted by a private, low maintenance, walled front garden, and a single driveway with dropped kerb parking space. Entrance into the hallway where you will find the downstairs cloakroom and stairs wrapping to the first floor.

Through to the dining room, a wonderfully light room with double patio doors leading into the rear garden. The dining room flows seamlessly into the galley kitchen, a modern space with shaker units, integrated cooker and a pantry cupboard for storage. A rear door leading into the garden is also located for convenience.

To complete the ground floor is the living room, located to the front of the property benefitting from the garden privacy, a cosy space perfect for relaxing!

The first floor comprises of three bedrooms, two generous doubles and one single. Bedroom 1 boasting a built in wardrobe cupboard. These rooms are serviced by the modernised shower room, and accompanied by the airing cupboard for storage.

Externally the property boasts a rear garden, predominantly laid to lawn complete with a patio area, borders and garden shed. For additional convenience, there is a gate leading into the rear of the property.



Guide price £275,000



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.

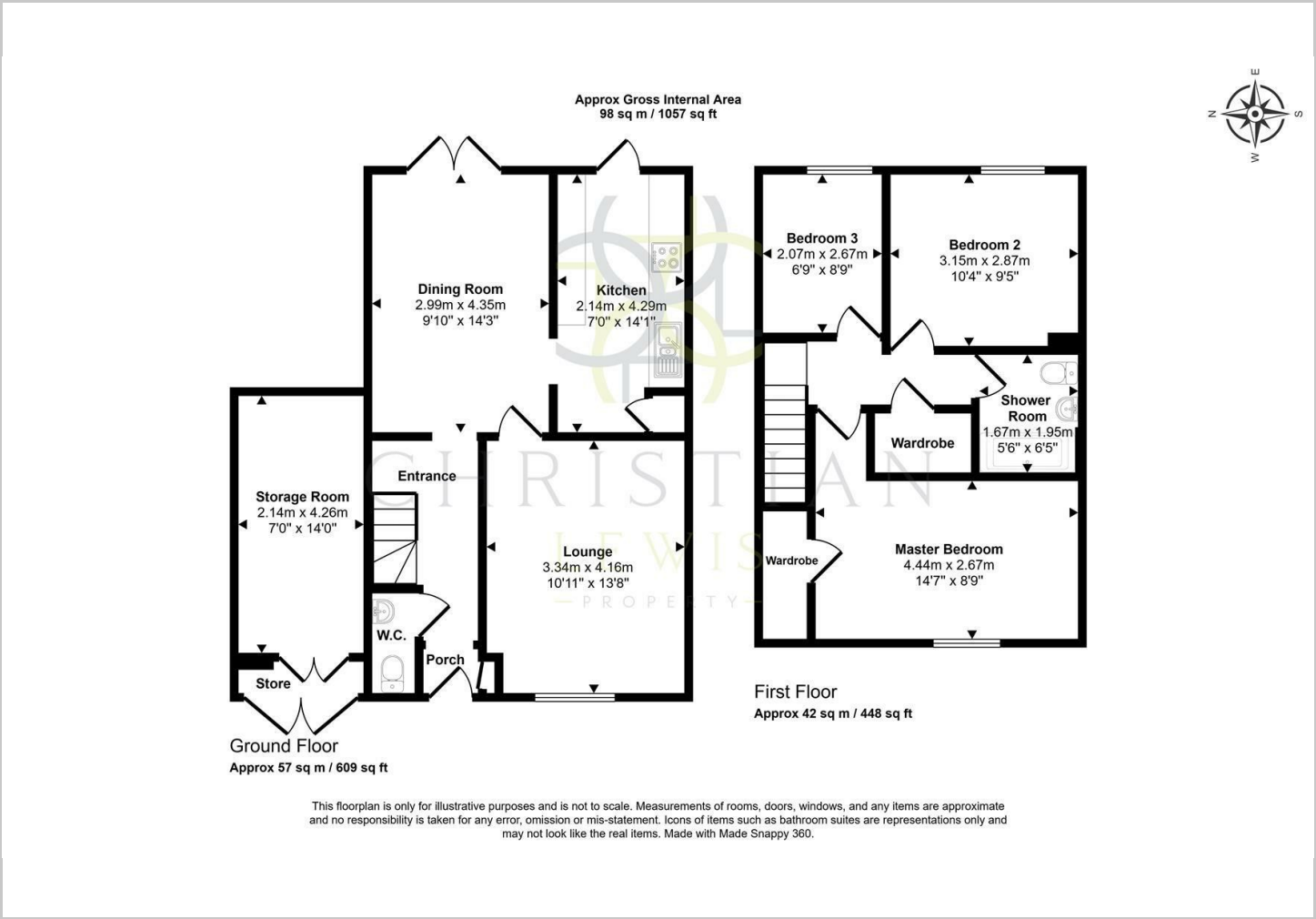
Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

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





Floor Plans



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.

14 Broad Street, Pershore, Worcestershire, WR10 1AY
Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Location Map



Energy Performance Graph

