



3 Abbots Grange, Pershore, WR10 1HD

Offers in the region of £440,000



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—PROPERTY—



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3 Abbots Grange

Pershore, WR10 1HD

- Offered to the market with no onward chain
- Detached family home
- Two en-suite shower rooms plus family bathroom
- Study/home office
- Off-road parking
- Substantially improved and extended
- 4 double bedrooms
- Spacious living room with garden access
- Enclosed and private rear garden
- Gas central heating

Number 3 Abbots Grange is a well-presented and substantially improved detached family home, tucked away just off Three Springs Road in a convenient and popular position. The property offers excellent access to the town's amenities and is within comfortable walking distance of local schooling, making it ideal for families.

Upon entering the property, you are welcomed by an extended entrance hall, which immediately sets the tone for the space on offer. From here, there is access to a useful study/home office, ideal for remote working, along with a ground floor WC and a well-proportioned utility room, providing excellent practical storage and laundry space.

To the front of the property sits a separate dining room, perfect for formal dining or family meals, while the heart of the home lies to the rear. The spacious living room offers ample space for seating and entertaining, with doors opening onto the rear garden, allowing plenty of natural light. Adjacent to this is the fitted kitchen, which enjoys a pleasant outlook over the garden and provides generous worktop and cupboard space, making it ideal for modern family living.

To the first floor, the accommodation continues to impress. There are four double bedrooms, two of which benefit from en-suite shower rooms, providing flexibility for families and guests alike. The remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property offers off-road parking to the front, while to the rear is an enclosed and private garden, with lawn and a patio area, perfect for outdoor dining and entertaining. The garden provides a secure and peaceful space.

Further benefits include gas central heating, double glazing throughout, and the significant advantage of being offered with no onward chain.

A spacious and flexible family home in a sought-after location — enquire today to arrange your viewing.

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Additional Information

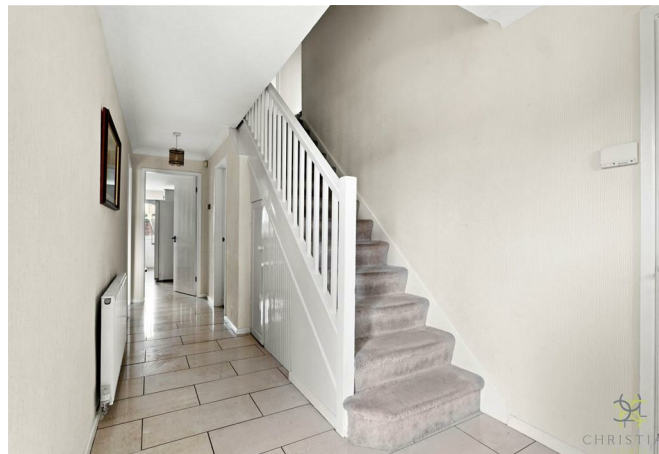
Tenure: We understand that the property for sale is Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band E
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.

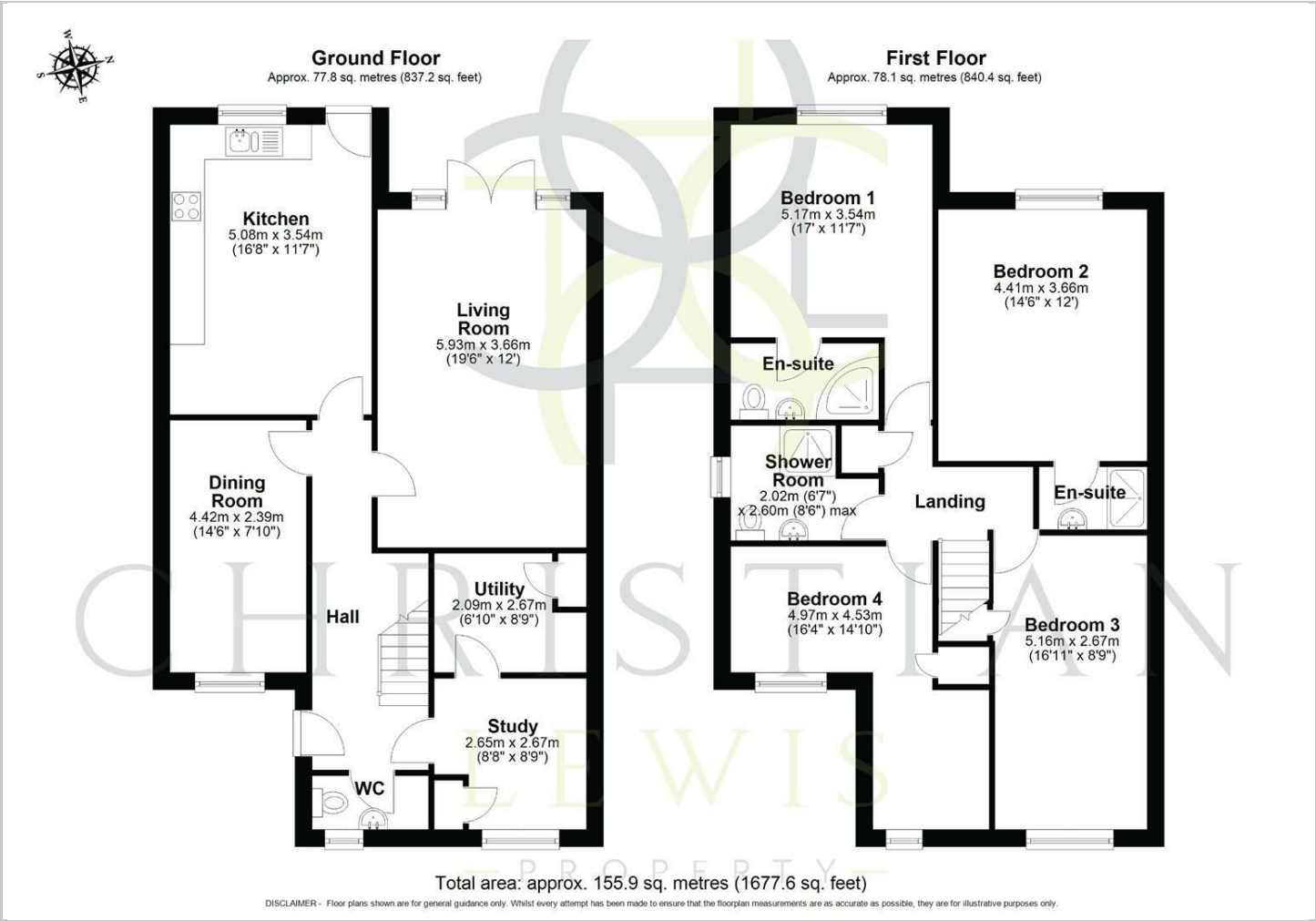






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Floor Plans



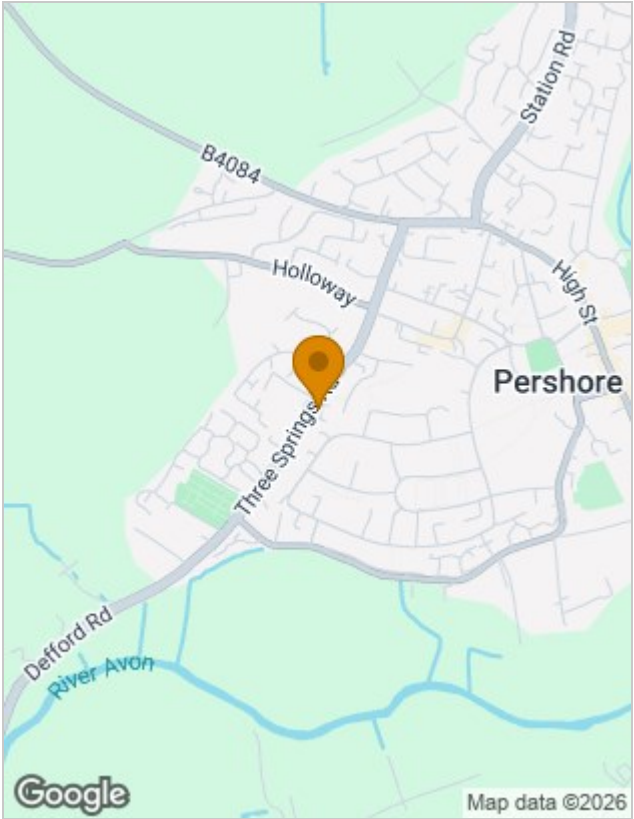
Viewing

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.

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Location Map



Energy Performance Graph

