



7 Ryelands

Pershore, WR10 2JG

**Offers in excess of £300,000**





## 7 Ryelands

Pershire, WR10 2JG

A BUNGALOW SITUATED IN A PEACEFUL SETTING WITH AMPLE POTENTIAL

Number 7 Ryelands is approached via a shared driveway leading off the main development road, positioned on the left-hand side and clearly identified by our For Sale board. The driveway provides access to the bungalow, with parking available to the front of a single, good-sized garage.

A lean-to extended front porch provides the main point of entry and opens into a welcoming reception hall, with doors leading to two well-proportioned bedrooms, the principal sitting room, and a dining room extension, offering flexible living and entertaining space.

The property further benefits from a fitted kitchen overlooking the rear garden and a fitted bathroom equipped with a walk-in shower.

Externally, to the rear, there is a fully enclosed and manageable garden, ideal for ease of maintenance and privacy. The garden can also be accessed directly from the extended porch, providing convenient internal and external connectivity.







## Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: D

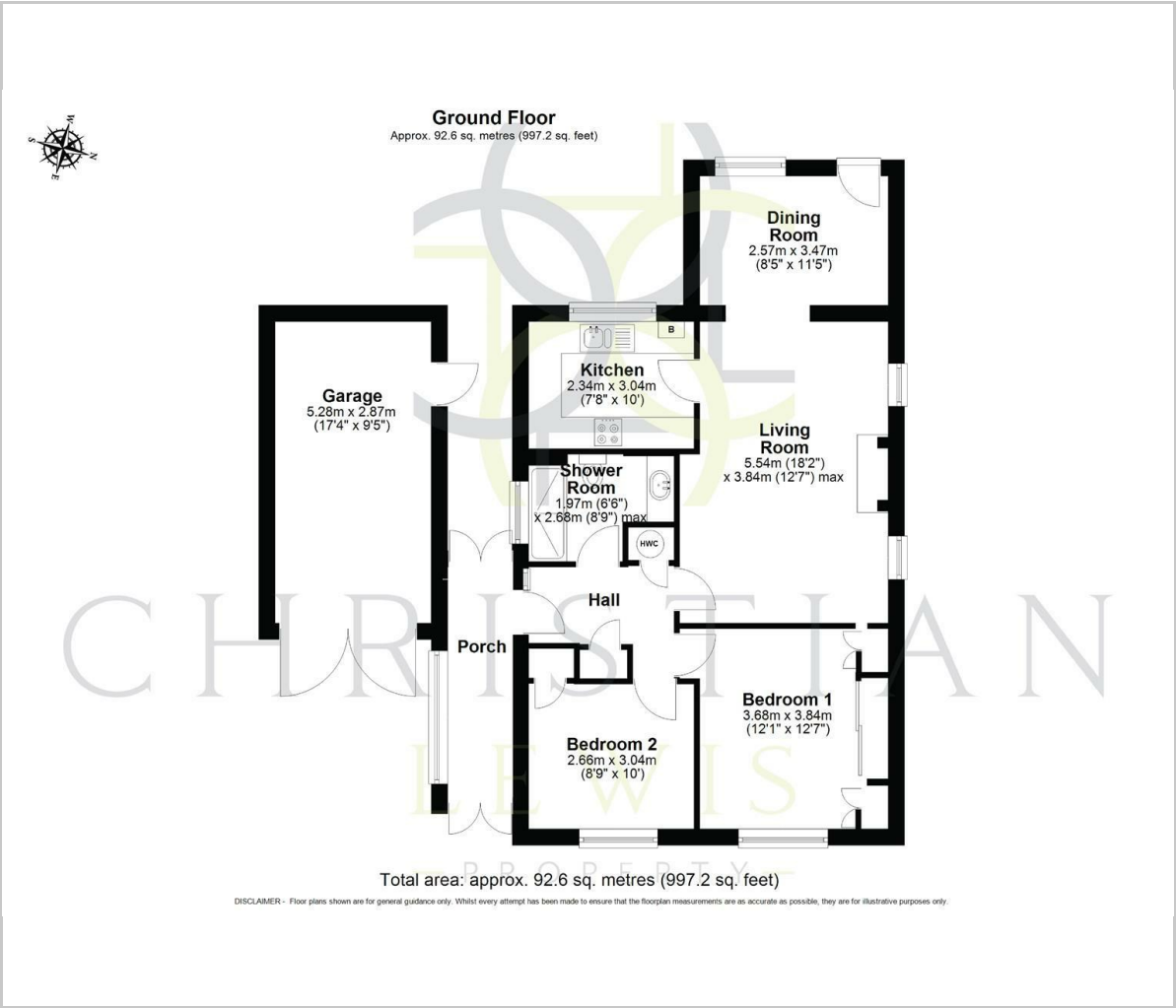
EPC Rating: B

Agents note - Probate is still pending

## 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 Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

Area Map



Energy Efficiency Graph

