



59 Cherry Orchard, Pershore, WR10 1ET

Offers over £425,000





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Pershore, WR10 1ET

- PRIME CENTRAL LOCATION
- SYMPATHETICALLY REMODELLED AND EXTENDED
- INTEGRAL GARAGE AND DRIVEWAY PARKING
- 2 SHOWER ROOMS
- SCHOOL CATCHEMENT
- 4 BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY LANDSCAPED PRIVATE REAR GARDEN WITH SUMMER HOUSE
- IMMACULATELY PRESENTED
- GREAT COMMUTING LINKS
- MUST BE SEEN TO BE APPRECIATED

Nestled in the charming area of Cherry Orchard, Pershore, this beautifully presented semi-detached house offers a perfect blend of modern living and classic comfort. Spanning an impressive 1,258 square feet, this property has been sympathetically extended and upgraded by its current owners, offering a turnkey ready property, in prime location ready for its new owner.

The residence boasts four well-proportioned bedrooms, 3 of which are doubles, with the master bedroom featuring an en-suite shower room and built-in wardrobes, providing both convenience and practicality.

The living room is enhanced by patio doors that lead directly into the rear garden, creating a seamless connection between indoor and outdoor spaces. The real heart of the home is the large kitchen diner, complete with a central island and direct access to the garden, making it an ideal setting for entertaining guests or enjoying family meals. This room is the perfect first impression and its old to new blend really enhances its character. Additionally, a downstairs WC adds to the practicality of the layout.

The outdoor space is equally impressive, featuring a beautifully landscaped garden, perfectly manicured its a green finger dream! It also includes a summerhouse equipped with light and power, perfect for a home office or leisure retreat. The garden boasts a decking area with a hot tub, ideal for relaxation, and a dedicated dog wash station, for pet owners alike! The garden is predominantly laid to lawn, with pleached trees for additional privacy, mature plants, patio seating area, and beds.

Parking is a breeze with space for up to three vehicles on the paved driveway, and the integral garage, partially utilised as a utility room, offers further convenience with light, power, and plumbing. If storage is your thing, the garage doubles up as the perfect storage area offering great flexibility.

A truly wonderful example, and must be seen to be appreciated.



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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 C
EPC Rating C

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.

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.

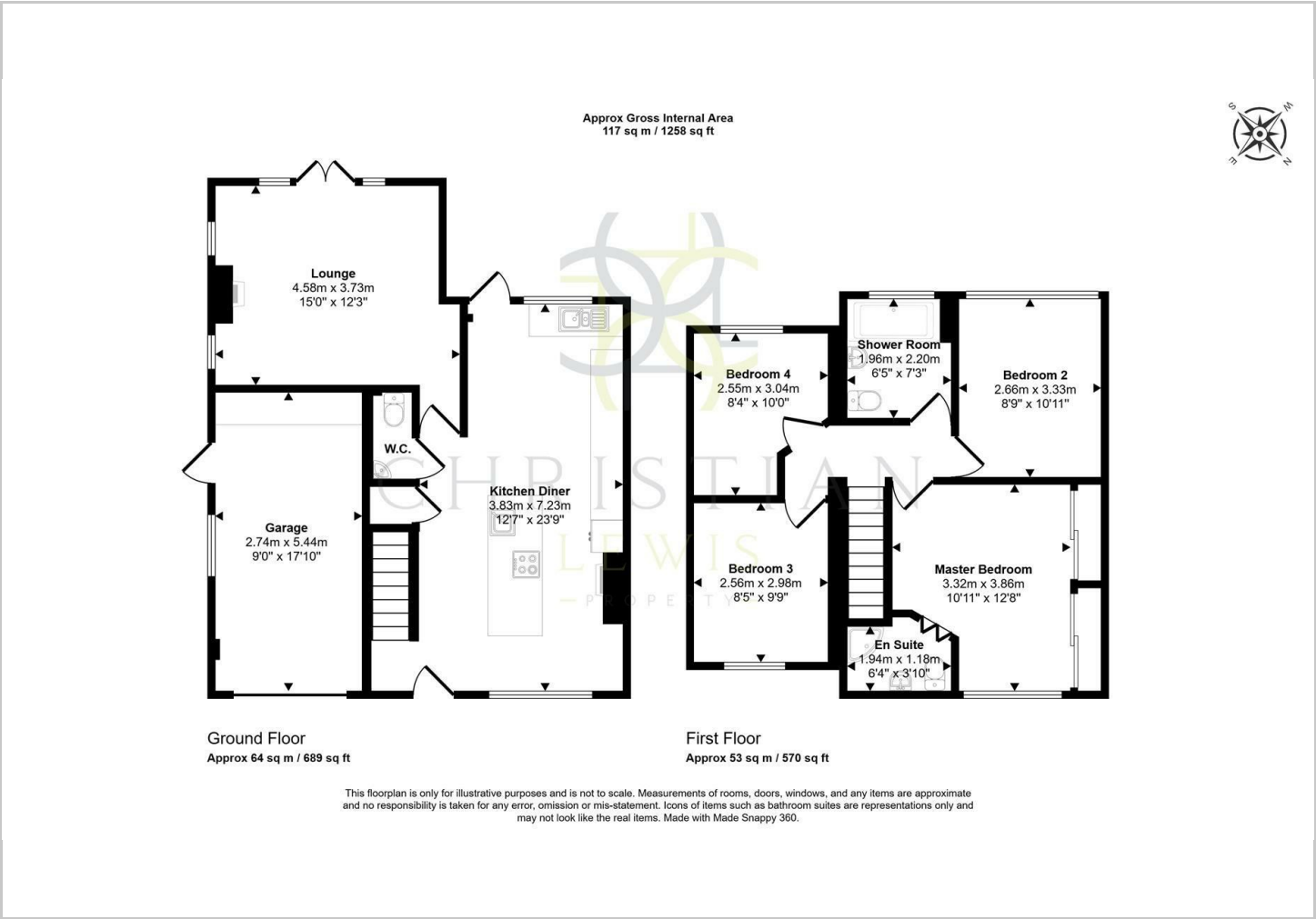
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

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.





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.

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Location Map



Energy Performance Graph

