



8 Westcott Way, Pershore, WR10 1RH

Guide price £365,000

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8 Westcott Way

Pershore, WR10 1RH

- Detached House
- Single Detached Garage & Tandem Driveway Parking
- Built In 2015
- Open Plan Kitchen Diner
- Garden with Astro Turf, Established Raised Beds & Patio
- 3 Bedrooms, 1 Family Bathroom & 1 Ensuite
- Beautifully Proportioned Rooms
- Centrally Located in Pershore - Links To Rail, Shops & Local Schools
- Utility Room & Downstairs Cloakroom
- Energy Rating C

Nestled on the edge of Pershore Town is this wonderfully located 3 bedroom, detached house. Complete with single detached garage remote up and over door and driveway parking it offers flexibility and versatility. The property is located to the front of a cul de sac, and is within close proximity to the high school, train station and supermarket making it ideal for families, commuters or those seeking flexible living.

Entrance into the welcoming hallway, with dual flow into the living room and the kitchen diner. The living room spans the length of the property with a large front window and patio doors leading to the garden it allows natural light to enhance the space.

To the opposite side of the property is the kitchen diner which again spans the full length of the property. The modern kitchen is finished with high gloss cabinetry, integrated appliances and upgraded features. The kitchen also boasts a breakfast bar space making mornings a breeze! To the other side of the kitchen is the dining room area, with ample space for a dining table and window to the front.

To finish the ground floor is the useful utility room, with worktop, gas boiler, undercounter spaces for appliances alongside back door to the rear, and downstairs cloakroom.

Stairs elevating to the first floor with the wrap around hallway, this floor is complimented by 3 bedrooms, two of which have built in wardrobes. All three bedrooms are offered generous in size and bedroom 1 further boasting an ensuite shower room. To complete the first floor is a family bathroom with bath, over bath shower, wc and basin. This is complimented by an airing cupboard for additional storage.

Externally, the property continues to impress with its low maintenance rear garden which has Astro turf, a sandstone patio area, raised established beds, side access gate, rear access gate and awning.



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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 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.

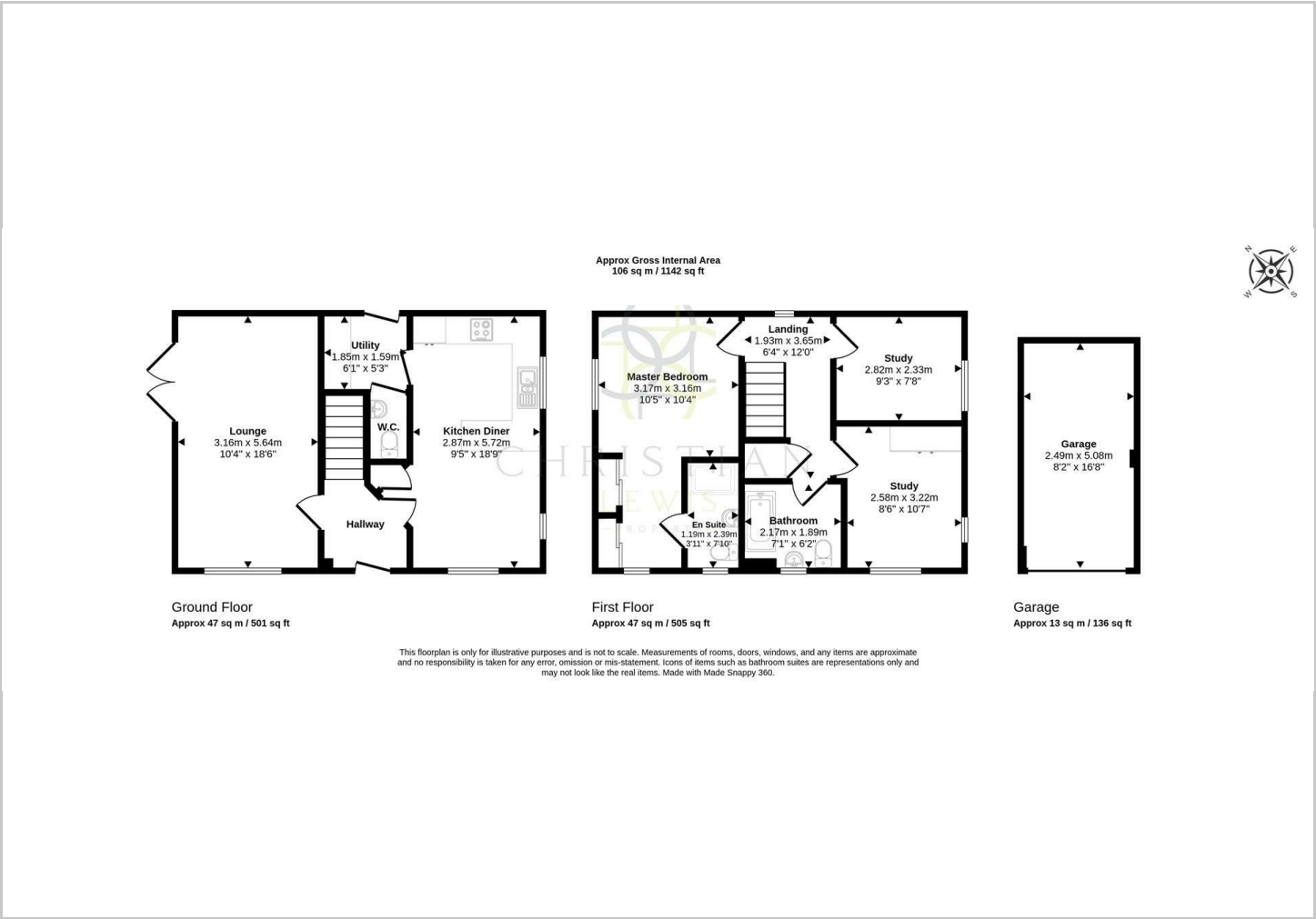
Pershore

Pershore is a charming market town in Worcestershire, England, situated on the banks of the River Avon. It is well known for its beautiful countryside, historic buildings and strong connection to fruit growing, particularly pears and plums. One of the town's most famous landmarks is Pershore Abbey, a striking historic church with impressive architecture.

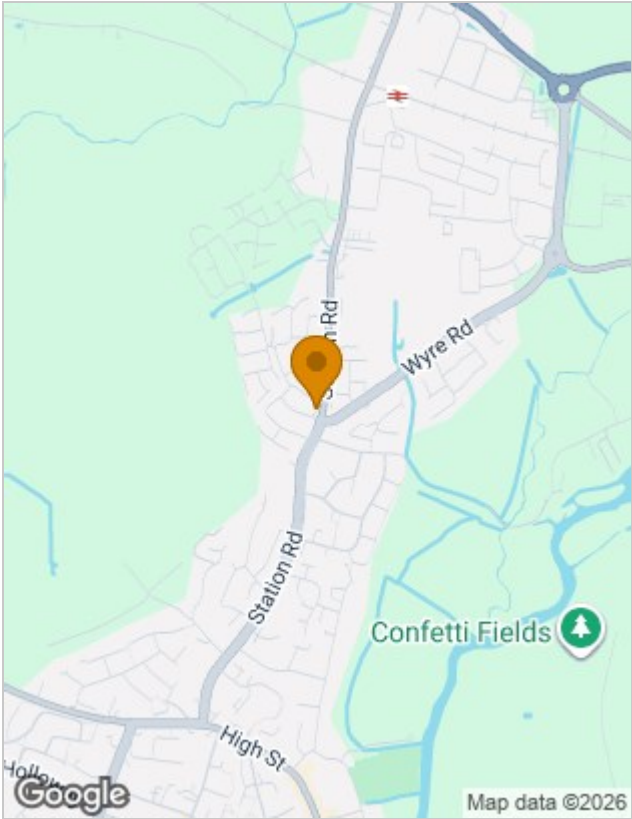




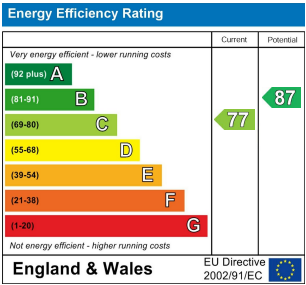
Floor Plans



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.