



Callanish Blacksmiths Lane, Lower Moor

Pershore

Guide Price **£375,000**



Callanish Blacksmiths Lane

Lower Moor, Pershore

- NO ONWARD CHAIN
- Three-bedroom detached bungalow
- Located on a generous plot
- Large fitted kitchen
- Air-conditioning to bedrooms 1 & 3
- Double-glazed windows throughout
- Charming village of Lower Moor

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



The accommodation comprises an entrance hall with three storage / clock cupboards, living room with fireplace and a bay window, a large fitted kitchen with a gas hob and fan oven, bedroom one with a contemporary en-suite shower room and air-conditioning, bedroom two which leads to a conservatory via patio doors, bedroom three (which is currently fitted out as an office) with air-conditioning, and a family bathroom with bath & an independent shower cubicle.

The property also benefits from a garage, double-glazed windows throughout, air-conditioning and gas-fired central heating via a Worcester / Bosch combination boiler.

EXTERNALLY

The front of the property has a driveway suitable for parking three vehicles, with access to the garage, a generous garden area and gated access to the rear garden.

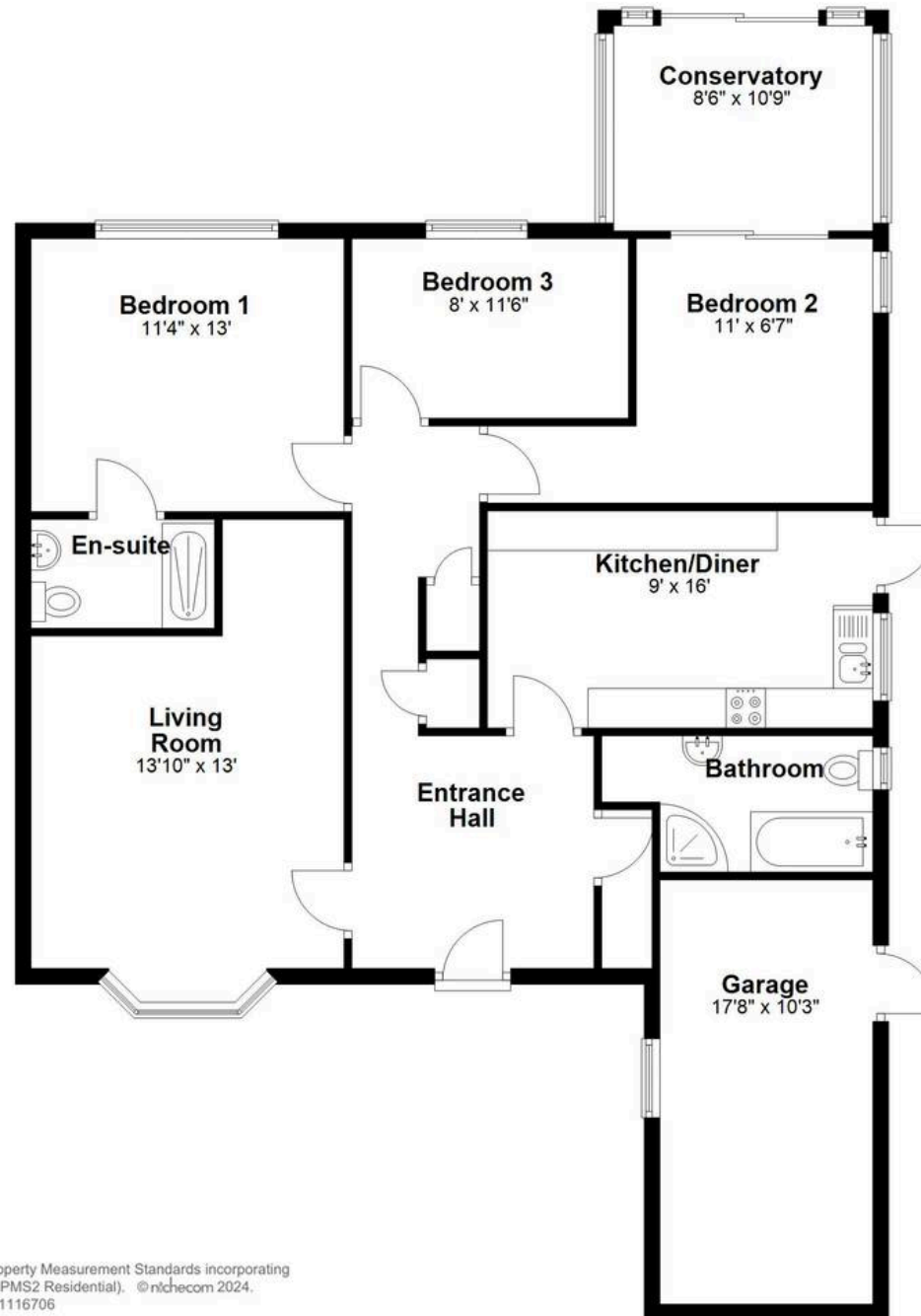
The rear garden has a patio seating area to the rear of the conservatory, a lawn area and various mature shrubs and trees.





Ground Floor

Approx. 1284.3 sq. feet



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Jason Jones & Associates. REF: 1116706

Total area: approx. 1284.3 sq. feet



Jones & Associates

14 Bridge Street, Pershore - WR10 1AT

01386 291010 • info@jjaa.co.uk • www.jjaa.co.uk/

 JONES &
ASSOCIATES
BESPOKE ESTATE AGENCY

