Leggett & James
The Vale of Evesham Property Experts



15 Woodpecker Way

, Pershore, WR10 1FD

Fixed Asking Price £184,625

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WELL PRESENTED MODERN TWO DOUBLE BEDROOM HOME WITH ENSUITE TO THE MAIN BEDROOM AND STYLISH UPGRADED SHOWER ROOM - 100% FREEHOLD SALE

This beautifully presented modern home boasts two double bedrooms, a driveway with side by side parking for two vehicles and an ensuite to the main bedroom. The property is offered to the market with a 30% discount from the open market value.





The Property
Upon arrival at the property you will find a driveway to park two vehicles side by side, and a pathway which leads to both the front door of the home and to the side of the property, where you will find a gate offering access to the rear garden.

The well proportioned ground floor comprises: entrance hall, kitchen, ground floor WC, lounge/diner.

The first floor comprises: first floor landing, two double bedrooms, stylish shower room, ensuite to the main bedroom.

Tenure - Freehold
Council Tax Band - C

Agents Note

This property is a Discounted Market Sale (DMS) home offering 30% discount off the open market value. Whilst the purchaser will own 100% of the property, the discount will run in perpetuity, which means it remains in place on any future sales.

There are eligibility and local connection criteria which applicants are required to meet to be considered for this property. These also remain in place for any future re-sale/s of this property.

To be considered for purchasing this property, a prospective purchaser must complete the application form in full and provide satisfactory supporting evidence to be reviewed by the Council.

Please contact our office for further information.

Entrance Hall
The welcoming entrance hall is open to the kitchen, has stairs rising to the first floor and a panel radiator.

Ground Floor WC 5'1 x 3'0 (1.55m x 0.91m)
The useful ground floor WC has a double glazed window to the side aspect and panel radiator. The suite comprises of a low level WC and corner hand wash basin.

Kitchen 9'9 x 6'1 (2.97m x 1.85m)
The stylish kitchen has a double glazed window to the front aspect. The kitchen itself has a range of modern wall & base units, sink with drainer & electric oven with gas hob. There is also space for a fridge freezer and washing machine.

Lounge/Diner 15'5 x 13'0 (4.70m x 3.96m)
The lounge/diner is the perfect place to relax & unwind, but also makes for a fantastic entertaining space. The room has double glazed windows and patio doors opening into the rear garden and a panel radiator. There is also a door offering access to a handy under stairs cupboard.

First Floor Landing
The first floor landing has doors offering access to both double bedrooms and the smart shower room, as well as a panel radiator.

Bedroom One 10'1 x 9'9 (3.07m x 2.97m)
Double bedroom with double glazed window to the rear aspect, panel radiator and access to its own ensuite shower room.

Ensuite Shower Room 10'0 x 3'0 (3.05m x 0.91m)
The modern ensuite shower room comprises of a low level WC, hand wash basin and shower cubicle. The room also has a panel radiator.

Bedroom Two 13'0 x 8'3 (3.96m x 2.51m)
Double bedroom with two double glazed windows to the front aspect & panel radiator.

Shower Room 6'6 x 6'1 (1.98m x 1.85m)
The stylish & modern shower room has been fantastically transformed by the current owner. The shower room has a low level WC, hand wash basin, shower cubicle and heated towel rail.

Outside
As you approach the property you will find a driveway to park two vehicles side by side, and a pathway which leads to both the front door of the home and to the side of the property, where you will find a gate offering access to the rear garden.

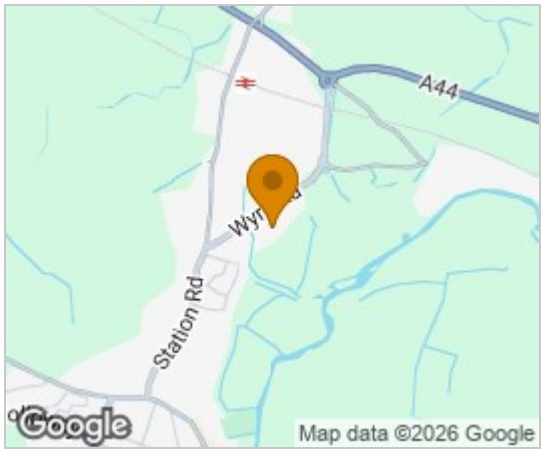
To the rear of the property is a well maintained garden with patio, lawn beyond & garden shed.

Digital Photography Disclaimer
"All photographs, video footage and marketing imagery are produced for the purpose of property marketing. Care is taken to ensure that images focus on the subject property; however, neighbouring properties, land and surroundings may be visible. No intention is made to intrude on privacy and all media is captured in accordance with applicable laws and regulations."

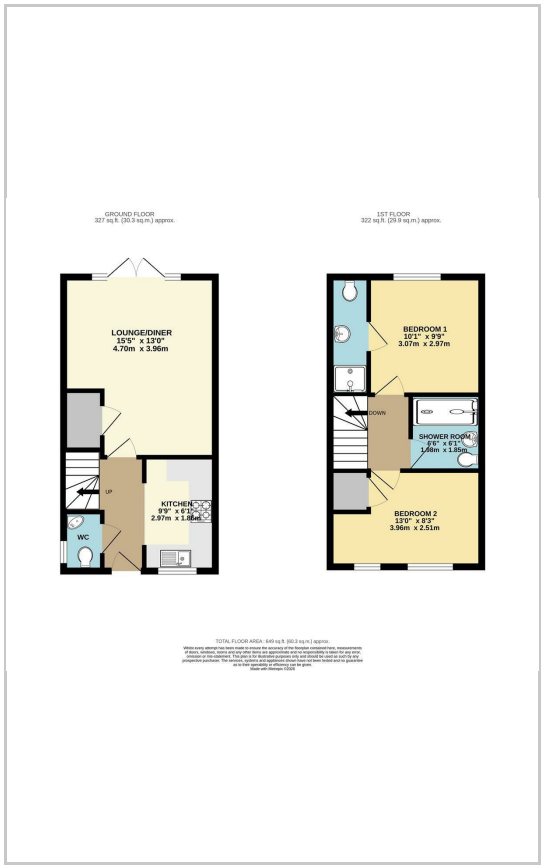
"Where aerial or drone imagery is used, this is undertaken in compliance with Civil Aviation Authority (CAA) regulations. Images are captured from a lawful vantage point and are intended to showcase the property and its setting only."

Referrals
We routinely refer to the below companies in connection with our business. It is your decision whether you choose to deal with these. Should you decide to use a company below, referred by Leggett & James ltd, you should know that Leggett & James ltd would receive the referral fees as stated. Team Property Services £100 per transaction on completion of sale and £30 of Love2Shop vouchers on completion of sale per transaction.

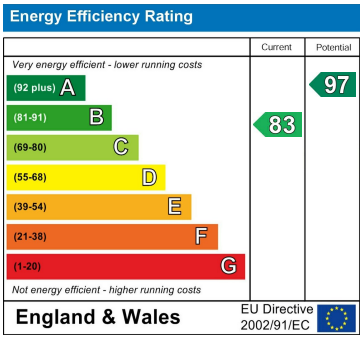
Area Map



Floor Plans



Energy Efficiency Graph



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.

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