



5 Abbeycroft, Pershore

Pershore

Guide Price **£375,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



5 Abbeycroft

Pershore, Pershore

- A well presented three bedroom link-detached property
- Characterful & bright
- Spacious living room with a wood-burning stove
- Contemporary fitted kitchen & dining room with integral appliances
- Lean-to Utility room
- Family bathroom with bath & independent shower
- Rear garden with a patio seating area
- Driveway parking
- Gas-fired central heating with a modern combination boiler
- Within easy walking distance to the town centre

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:



The spacious living room is a highlight, featuring a wood-burning stove that provides both warmth and charm. Adjacent to the living area is a modern, open-plan kitchen and dining room, fully equipped with high-quality integral appliances, making it perfect for both everyday family meals and entertaining guests.

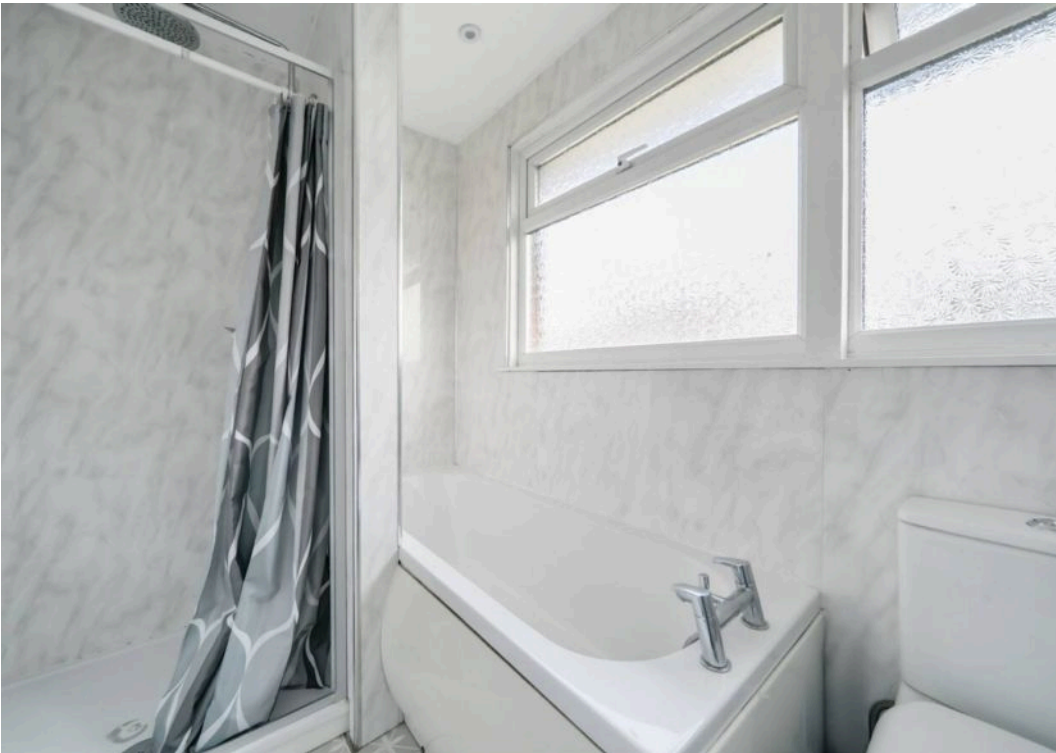
For added convenience, a lean-to utility room offers practical storage and laundry space, ensuring the main living areas remain clutter-free. The family bathroom is thoughtfully designed, complete with a bath and an independent shower, providing versatility for both relaxation and busy mornings.

The rear garden features a well-maintained patio seating area, ideal for outdoor dining and relaxation. To the front of the property, driveway parking offers ample space for vehicles.

Additional features include gas-fired central heating with a modern combination boiler, ensuring efficiency and comfort throughout the year.

Situated within easy walking distance of the town centre, this property benefits from close proximity to local amenities, schools, and transport links.

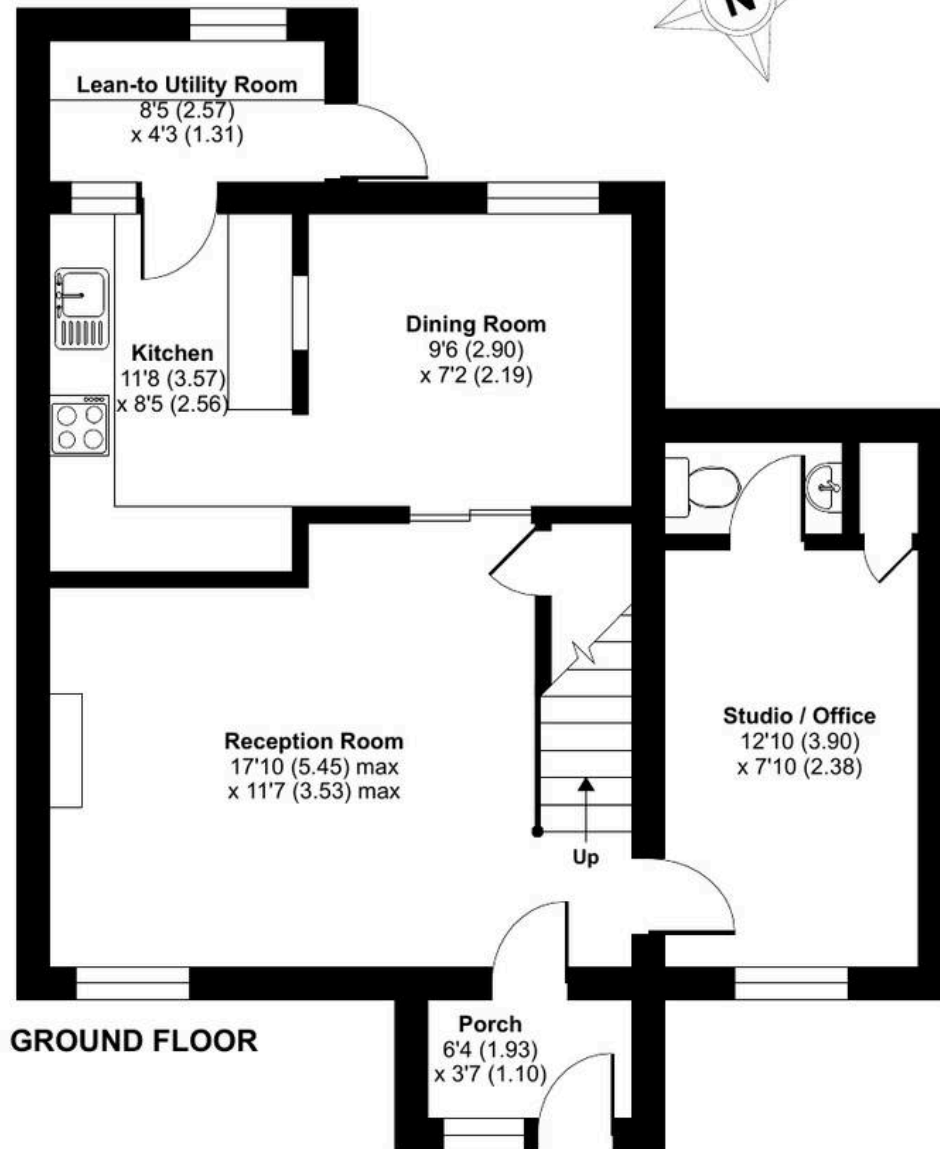




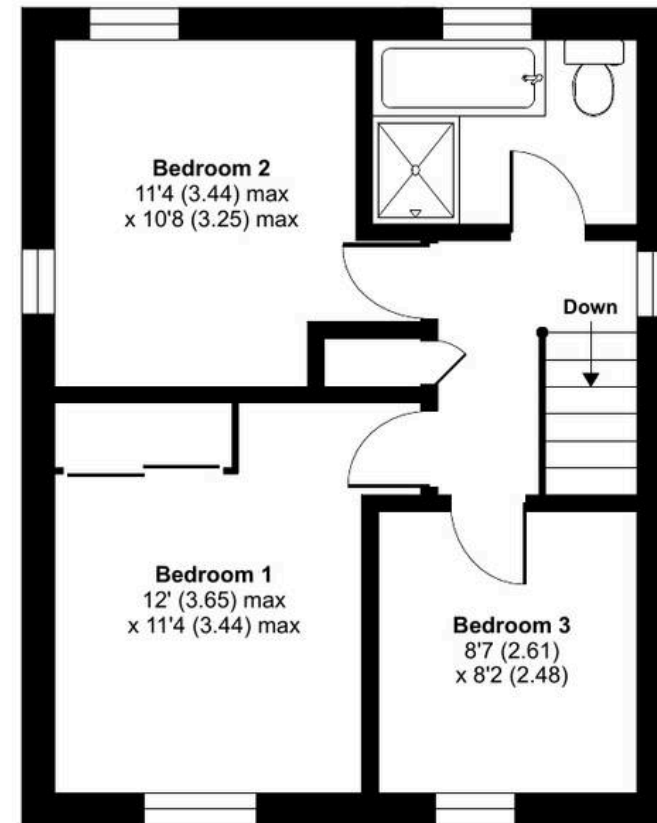
Abbeycroft, Pershore, WR10

Approximate Area = 1051 sq ft / 97.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Jason Jones & Associates. REF:1263456



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