



**Laxton Gardens, Pershore, WR10 2FP**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

NO ONWARD CHAIN - A brand new semi detached home offering immaculately presented and well proportioned accommodation, situated on this popular and sought after development with easy access to Pershore town centre, national road and rail networks.

The accommodation in brief comprises:

Reception Hall  
Lounge  
Kitchen Dining Room  
Cloakroom  
Two Double Bedrooms  
Bathroom

Outside, to the front of the property is a fore garden with paved pathway to the front door.

To the side of the property is off road parking for two cars with a gated rear garden pedestrian access.

To the rear of the property is an enclosed garden predominately laid to lawn with a paved patio area.

Services: Mains services are connected, central heating & double glazing is installed.

Agents note: We are advised that there is/will be a communal annual service/maintenance charge toward the up keep of the development of £135.46. (TBC via solicitors)







## Key Features

- A brand new semi detached home
- Popular & sought after development
- Lounge
- Kitchen Dining Room
- Cloakroom
- Two Double Bedrooms
- Bathroom
- Off road parking - 2 spaces
- Private lawned garden
- Viewing highly recommended

**Guide Price**  
**£245,000**

EPC Rating - B

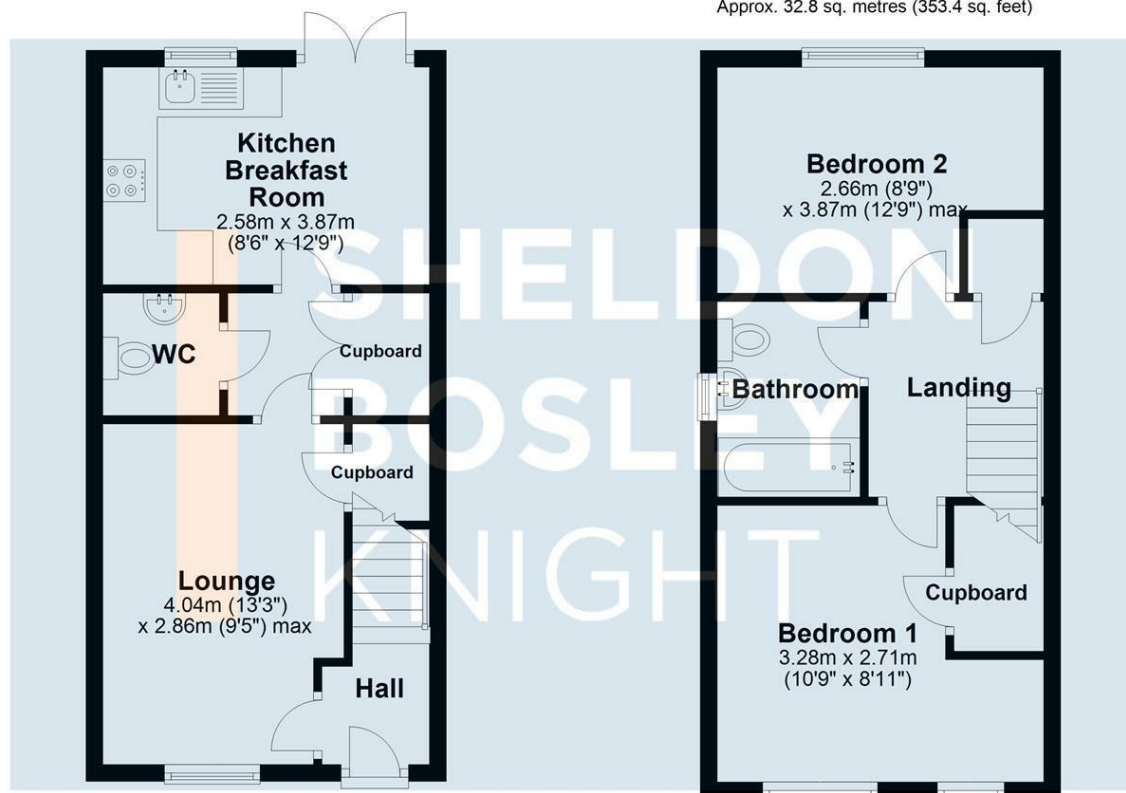
Tenure - Freehold

Council Tax Band - New Build

Local Authority -  
Wychavon

### Ground Floor

Approx. 32.0 sq. metres (344.9 sq. feet)



### First Floor

Approx. 32.8 sq. metres (353.4 sq. feet)



Total area: approx. 64.9 sq. metres (698.3 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee