Philip Laney & Jolly



51 Geeson Road, Pershore, WR10 2GH

Guide Price £300,000

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Philip Laney & Jolly Worcester are pleased to present this attractive two-bedroom semi-detached bungalow built in 2022. Situated on Geeson Road in the village of Drakes Broughton the bungalow offers modern and well-planned accommodation throughout, is ideally positioned for access to the nearby town of Pershore, which provides a good range of local shops, amenities and everyday conveniences and the M5 motorway is also less than a 10-minute drive away, making it a fantastic convenient location.

The accommodation comprises two well-proportioned bedrooms positioned to the front of the property, offering comfortable and versatile space. There is also a spacious modern bathroom, fitted with both a bath and a separate shower cubicle providing comfort and convenience.

To the rear of the bungalow is a bright and spacious open-plan kitchen and living area, providing a sociable space for both everyday living and entertaining. The modern kitchen is well complemented by the adjoining living area, with the open-plan layout making good use of the available space and creating a light and welcoming feel.

Outside, the property benefits from an enclosed, low-maintenance rear garden, providing a pleasant space to sit and enjoy the outdoors without requiring too much upkeep. There is also ample off-road parking, adding to the practicality and convenience of the property.

Combining modern accommodation with a convenient village location, this bungalow would make an ideal purchase for first-time buyers, those looking to downsize or anyone seeking a comfortable home within easy reach of Pershore and the surrounding areas.

Entrance Hallway
Obscure composite front door. Storage cupboard. Radiator and ceiling light point. Access to loft. Doors off to all rooms.

Kitchen/Living/Dining Room
Double glazed windows to side and rear aspects fitted with automated blinds and double glazed French doors leading out to the rear garden. Kitchen fitted with a range of modern wall and base units with worksurface over. Integrated 'Zanussi' oven and grill, fridge freezer and 'Zanussi' induction hob with extractor fan over. Integrated dishwasher and washing machine. One and a half bowl stainless steel sink and drainer.

Bedroom One
Double glazed bay window to front aspect and double glazed window to side aspect, fitted with automated blinds. Two radiators. Ceiling light point.

Bedroom Two
Double glazed window to front aspect. Built-in storage with light. Radiator and ceiling light point.

Bathroom
Obscure double glazed window to side aspect. Shower cubicle with mains fed shower over, panelled bath with mixer tap, low level WC and wall mounted wash hand basin. Chrome heated towel rail. Ceiling spotlights. Tiled walls.

Rear Garden
Initial patio seating area which carries on to the side. Majority of garden laid to lawn and enclosed by timber panel fencing. Outside tap and gated side access.

Parking
Private driveway providing off road parking for multiple cars.























COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : C
Council Tax Band :
https://www.gov.uk/council-tax-bands
Wychavon District Council
https://www.wychavon.gov.uk/benefits-and-council-tax/council-tax
(Council Tax may be subject to alteration upon change of ownership and should be checked with the local authority).

Tenure Freehold

We understand that the property is offered for sale Freehold.

There is an estate maintenance fee for this property currently £22.40 per month for the upkeep and maintenance of the estate.

Services

Mains electricity, gas, water and drainage were laid on and connected at the time of our inspection. We have not carried out any tests on the services and cannot therefore confirm that these are in working order or free from any defects.

Floor Plan

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate and not to scale.

Broadband

We understand currently that Full Fibre Broadband is available to order at this property.

You can check and confirm the type of Broadband availability using the Openreach fibre checker:

https://www.openreach.com/fibre-checker

Mobile Coverage

Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

https://checker.ofcom.org.uk/en-gb/mobile-coverage

Verifying ID

Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Agent is legally obliged to verify the identity of all buyers and sellers. In the first instance, we will ask you to provide legally recognised photographic identification (Passport, photographic driver's licence, etc.) and documentary proof of address (utility bill, bank/mortgage statement, council tax bill etc). We will also use a third party electronic verification system in addition to this having obtained your identity documents. This allows them to verify you from basic details using electronic data, however it is not a credit check and will have no effect on you or your credit history. They may also use your details in the future to assist other companies for verification purposes.

Financial Services

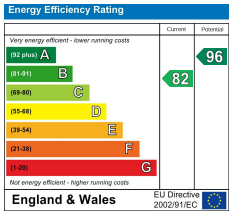
Please note that any offer made on a property marketed by Philip Laney and Jolly will need to be qualified by Whiteoak Mortgages in order to demonstrate due diligence on behalf of our clients.
If you require any mortgage assistance - please use the link :
https://bit.ly/MortgageAdviceRequestPLJW
Philip Laney and Jolly reserve the right to earn a referral fee from various third party providers recommended to the client if instructed, services include; conveyancing, mortgage services, removals.

Viewings

Strictly by appointment with the Agents. Please call 01905 26664. We are open Monday - Friday 09:00 - 17:30, and 10:00 - 14:00 on Saturday's.







Viewing

Please contact our Worcester Office on 01905 26664 if you wish to arrange a viewing appointment for this property or require further information.

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.

30 College Street, Worcester, Worcestershire, WR1 2LS
Tel: 01905 26664 | Email: office@pljworcester.co.uk
https://www.pljworcester.co.uk/