



# Chestnut Close, Lower moor

Asking Price: £265,000

- Three bedroom property
- Dining Kitchen with integrated appliances and pantry style cupboard with access to the garden
- Lounge with bay window and gas feature fireplace
- One generous double bedroom and two singles
- Family bathroom on the first floor
- South facing rear garden with mature planting
- Sort after village location
- \*OFFERED WITH NO ONWARD CHAIN\*

**Nigel Poole  
& Partners**

# Chestnut Close

Lower moor

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**\*\*LIGHT AND AIRY NEUTRALLY DECORATED HOUSE IN A QUIET CUL-DE-SAC LOCATION\*\*** Entrance hall; lounge; well maintained kitchen/dining room with integrated appliances, gas hob with electric oven and grill, separate microwave and pantry style cupboard. On the first floor there are three bedrooms and a family bathroom. The rear garden is southerly facing laid to lawn with a patio seating area and mature planting; getting plenty of sunshine throughout the day. Driveway and garage. Lower Moor centres around the village green, The Old Chestnut Tree pub and the village hall. Approximately 4 miles from the Georgian town of Pershore with a fantastic selection of shops, eating places and entertainment. Excellent links to the motorway, Pershore train station and Worcestershire Parkway.

## Entrance Hall

Pendant light fitting; radiator; stairs rising to the first floor. Obscure glazed door to the front; door to the lounge.

## Lounge 10' 3" x 16' 0" (3.12m x 4.87m)

Double glazed bay window to the front aspect. Coal effect 'gas' fire with wooden mantel piece; stone hearth and back panel; pendant light; radiator. Doors to the kitchen and entrance hall.



## Kitchen/Dining Room 9' 1" x 13' 6" (2.77m x 4.11m)

Double glazed window to the rear aspect. A range of wall and base units surmounted with laminate worktop; stainless steel sink and drainer with mixer taps. Integrated gas hob with over head extractor; integrated electric oven and grill with microwave. Down lights; part tiled walls; radiator. Door leading to pantry cupboard; garden and lounge.

## Landing

Access to the loft. Pendant light fitting; doors to all bedrooms; bathroom and airing cupboard.

## Bedroom One 13' 7" x 9' 2" (4.14m x 2.79m)

Double glazed window to the rear aspect. Pendant light fitting; radiator. Door leading to the landing.



## Bedroom Two 9' 2" x 6' 2" (2.79m x 1.88m)

Double glazed window to the front aspect. Pendant light fitting; radiator. Door leading to the landing.

## Bedroom Three 6' 7" x 7' 0" (2.01m x 2.13m)

Double glazed window to the front aspect. Pendant light fitting; radiator. Door leading to the landing.

## Family Bathroom 7' 1" x 5' 7" (2.16m x 1.70m)

Obscure double glazed window to the side aspect. Hand wash basin with single lever mixer tap; low level w.c.; bath tub with mains fed overhead shower; part glass screen; mixer taps. Central heated ladder rail; shaver point; extractor. Down lights; tiled walls and flooring. Door leading to the landing.

23 High Street, Pershore WR10 1AA



**Garage** 8' 6" x 17' 0" (2.59m x 5.18m)

Up and over door; light and power

**Tenure: Freehold**

**Council Tax Band: B**

## Broadband

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 2BP

## Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these, and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid and checks completed in advance of the issuing of a memorandum of sale.

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## South Facing Garden

Laid to lawn with patio seating area. Mature planted borders; with gravelled surrounding. Access to wooden shed; wall light; tap; gated side access.

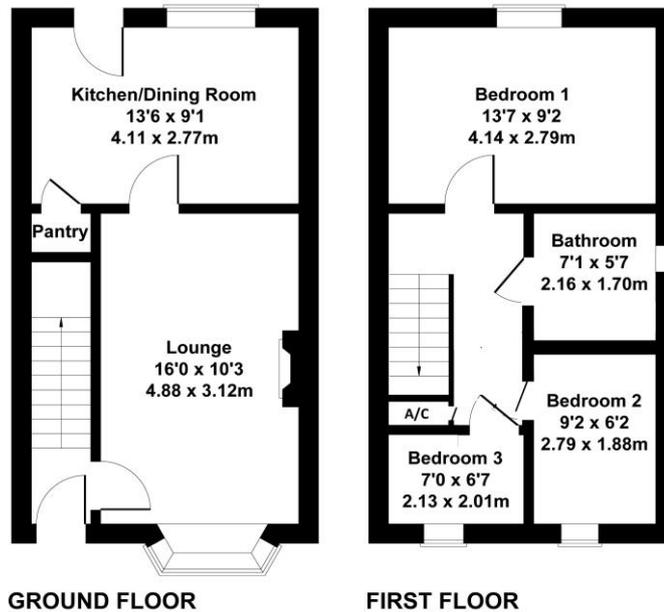


## Additional information

There is an outline planning application for up to 5 dwellings in the field behind this property. For additional information visit [wychavon.planning.19/02622/RM](http://wychavon.planning.19/02622/RM)

### Chesnut Close, Lower Moor

Approximate Gross Internal Area  
698 sq ft - 65 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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