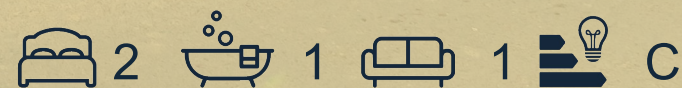


Philip Laney & Jolly



11 Newlands, Pershore, WR10 1BW
Guide price £210,000



**** SOLD, SUBJECT TO CONTRACT - SIMILAR PROPERTIES REQUIRED. CALL PLJ WORCESTER TO ARRANGE A FREE NO OBLIGATION MARKET APPRAISAL ****

Philip Laney & Jolly Worcester present to the market a charming two-bedroom terrace cottage, recently refurbished and ideally situated near the Abbey in Pershore, offers a delightful living experience. The property is presented to an exceptional standard and provides a cosy living room with fireplace and surround. The light and recently fitted kitchen overlooks the rear garden and comprises matching wall and base units with worksurfaces over, slimline dishwasher, four ring hob and oven and laid with cottage style tiled floor. To the first floor there are two double bedrooms, a recently fitted bathroom fitted with panelled bath, basin fitted on a feature unit and complemented with contemporary tiling. There is a separate WC and a practical utility cupboard with space and plumbing for washing machine. The rear garden is laid to lawn with a selection devoted to wild flowers and is enclosed by timber panel fencing. Combining character with modern comforts, this property presents an inviting retreat in a convenient location, perfect for those seeking both comfort and accessibility in their home.

Living Room

Double glazed composite entrance door, double glazed window to the front aspect, engineered oak flooring, radiator, fireplace with wooden surround, double glazed window to the front aspect, ceiling light point, built in cupboards and shelving.

Kitchen

Range of wall and base units, sink and drainer, four ring hob, oven and Hotpoint hood over, integrated slimline dishwasher, space for fridge freezer and two ceiling light points. Double glazed window to the rear aspect and composite double glazed door to the rear. Stairs rise to the first floor.

Landing

Access to the loft, with pull down ladder and light. The loft houses a recently fitted Worcester Bosch central heating system. Doors to all first floor rooms.

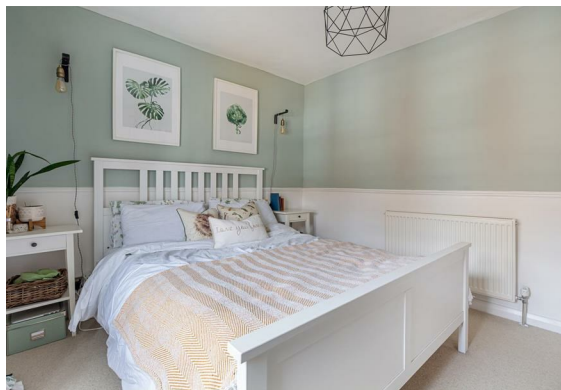
WC

Obscure double glazed window to the rear, low level WC, circular basin set on a wooden unit.

Utility Cupboard

Space and plumbing for washing machine plus shelving





Bedroom One

Double glazed window to the front aspect, built in wardrobes, radiator and ceiling light point.

Bedroom Two

Double glazed window to the rear, radiator and ceiling light point.

Bathroom

Obscure double glazed window to the front aspect, panelled bath with shower attachment, contemporary tiles and shower screen, basin with mixer tap set on a feature wooden unit, extractor, black heated towel rail and shelving.

Rear Garden

The rear garden is laid to lawn with raised borders and a section of wild flowers. Enclosed by timber panel fencing. Access to the garden is via the rear of the property or alley way to the side.

COUNCIL TAX WYCHAVON

We understand the council tax band presently to be : B

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).

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.

Tenure Freehold

We understand that the property is offered for sale Freehold.

Property to sell?

If you have a property to sell in Worcester and the surrounding areas then please let us know. We will be delighted to arrange a free, no obligation valuation and explain the benefits of using Philip Laney and Jolly to sell your home.

Philip Laney and Jolly are proud to have been selected as the representatives in the Worcester area for the Guild of Property Professionals, a network of around 800 independently owned Estate Agents across the U.K.

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.

Parking

Parking for the property is on road parking

Mobile Coverage

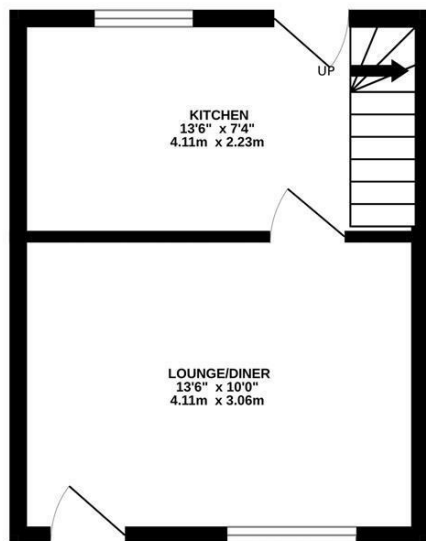
Mobile phone signal availability can be checked via Ofcom Mobile & Broadband checker on their website.

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

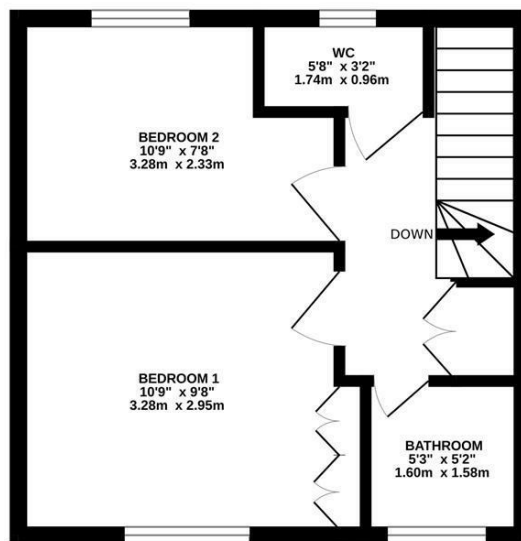
Agents Note

There is a right of way to the neighbouring property that is currently used for emergencies only.

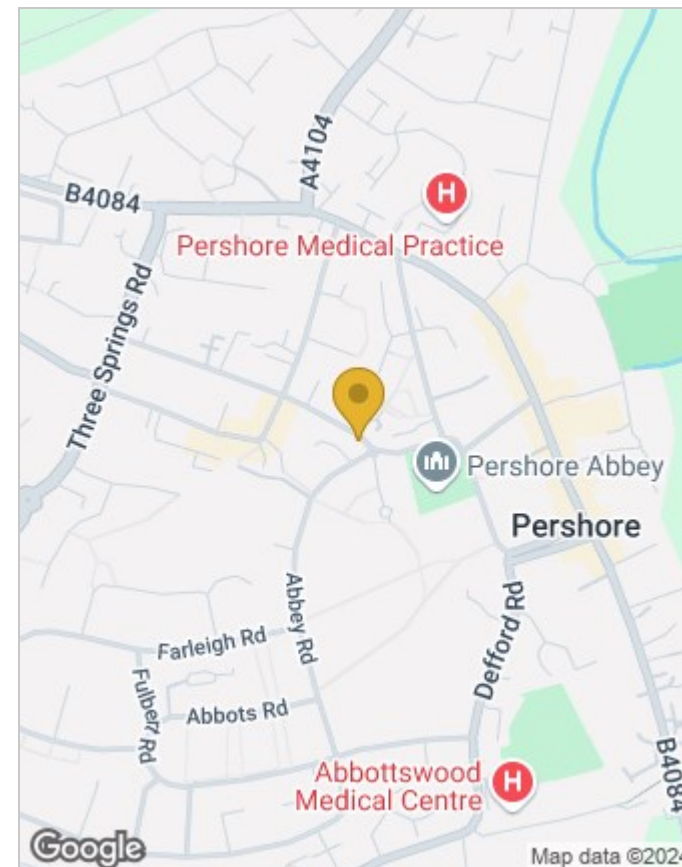
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93 plus) A		94
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Viewing

Please contact our PLJ 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.