



High Street, Pershore, WR10 1EQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

This characterful semi-detached home is ideally located in the heart of Pershore, just a short walk from the town's amenities, shops, and transport links. Set across three floors including a lower level, the property offers a unique layout with generous living space and charming period features throughout.

The ground floor includes a welcoming entrance hall, a comfortable living room with a bay window, and a spacious kitchen with ample storage and dining space. To the rear is a long utility room, along with a convenient downstairs WC. The lower level offers a versatile lounge area, ideal as an additional reception space, home office, or hobby room.

On the first floor, the home features three bedrooms, including a well-proportioned primary bedroom and two further bedrooms, one of which could serve as a nursery or study. A family bathroom completes the upstairs layout.

Externally, the rear garden is designed for low maintenance and features a garden room with electricity and lighting—perfect for use as a workshop, studio, or outdoor entertaining space. There is also parking at the rear of the property, offering off-road convenience in a central location.





Key Features

- CHARACTER SEMI-DETACHED HOME
- CENTRAL PERSHORE LOCATION
- SET ACROSS THREE FLOORS INCLUDING CELLAR
- SPACIOUS LIVING ROOM WITH BAY WINDOW
- KITCHEN & UTILITY ROOM
- THREE BEDROOMS AND FAMILY BATHROOM
- VERSATILE BASEMENT LOUNGE/HOBBIES ROOM
- LOW MAINTENANCE REAR COURTYARD GARDEN & FRONT GARDEN
- GARDEN ROOM WITH POWER AND PARKING AT REAR
- EPC RATING = D

Guide Price
£395,000

Pershore

Pershore is a charming Georgian-style market town set along the picturesque River Avon, offering scenic walks and a variety of leisure activities. The town boasts a mix of independent shops, a supermarket, an indoor market, and a leisure centre, catering to both residents and visitors. It's home to excellent local amenities including two medical centres, a hospital, and a well-regarded library, along with strong educational options. At the heart of the community is Number 8, a volunteer-run arts centre hosting cinema, theatre, ballet, and yoga. Pershore is well-connected via its own railway station and the nearby Worcestershire Parkway, with direct links to London, Worcester, and Birmingham. The M5 motorway is easily accessible, placing major destinations like Cheltenham, Stratford-upon-Avon, and Worcester all within reach.

Additional Information

Tenure: We understand that the property is for sale Freehold.

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C.

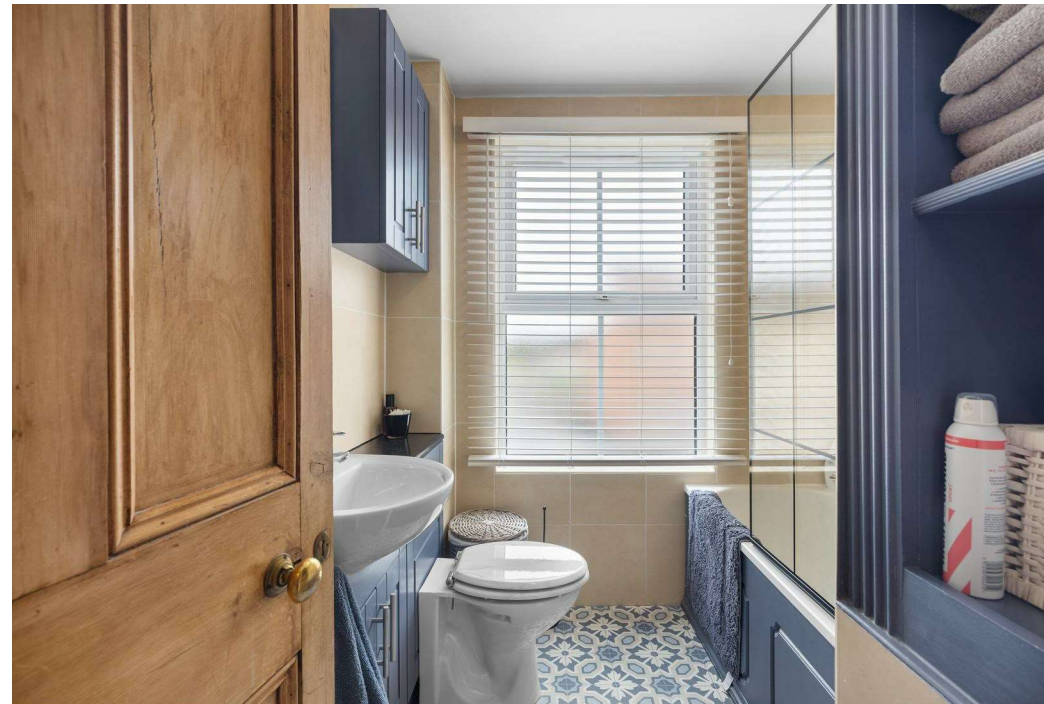
EPC Rating: D

Agents Note

(i) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

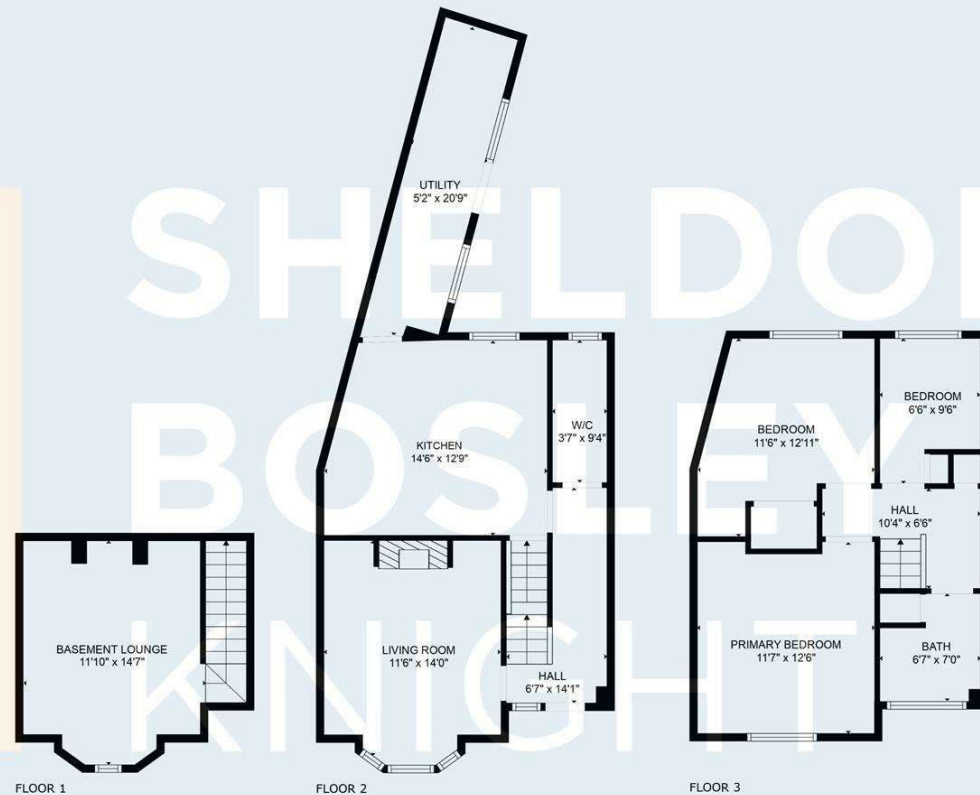
(ii) Floorplans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.







Floorplan



TOTAL: 1208 sq. ft
 BELOW GROUND: 189 sq. ft, FLOOR 2: 567 sq. ft, FLOOR 3: 452 sq. ft
 EXCLUDED AREAS: BAY WINDOW: 5 sq. ft

*Measurements are calculated accurately but are not guaranteed.



EPC Rating - D

Tenure - Freehold

Council Tax Band - C

Local Authority
 Wychavon District Council

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