



# Rowan Cottage, 7, Worcester Road

Pershore | Worcestershire | WR10 1HQ

**Rowan Cottage, 7, Worcester Road,  
Persore, Worcestershire, WR10 1HQ**

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- \* Off-road parking to the rear
- \* Persore town centre
- \* Walk to all amenities
- \* Chain free

A fantastic opportunity to acquire this fabulous mid-terrace property situated in the heart of the renowned market town of Persore. Persore is situated on the River Avon, approximately 10 miles from Worcester and 6 miles from Evesham. Persore can be reached direct by rail from London Paddington or via Worcester from Birmingham and the North. There are also good bus connections and Junction 7 of the M5 motorway is only 7 miles.

Persore is an unspoiled, picturesque Market Town, famed for its elegant Georgian architecture and magnificent Abbey. It is surrounded by beautiful countryside and picturesque villages and is a haven for cyclists and ramblers. Persore is renowned for its independent shops which offer the discerning shopper an extensive range of purchases. It also has many specialist shops, an undercover market and welcoming pubs and restaurants.

An immediate sense of quaintness is apparent from the moment you enter into this property into the living room. A small inglenook fireplace takes centre stage and with the wall and ceiling beams; the character is pouring





through. Leading into the Dining Room which also can be used as a fantastic office space. Extended to include the addition of a Kitchen/Diner to the rear with space for a cooker, fridge, freezer and dishwasher with the rear back door.

With flexible and stylish accommodation spread across three floors in a beautiful townhouse. The first floor houses the second bedroom with the main family bathroom with bath and a multitude of storage. The second floor then houses the master bedroom with views out onto the front.

To the front of the property there is a shared path and a laid to lawn area with a mature shrubs and a picket fence to the front. To the rear is off-road parking for one vehicle.

Services: Mains Drainage, Mains Electric, Mains Gas and Mains Water

#### Administrative Deposit:

Fox Town and Country Homes requires a £1,000.00 deposit payable by the purchaser prior to issuing the Memorandum of Sale. This will be reimbursed at the point of completion. If you decide to withdraw from the purchase this deposit may not be reimbursed and the deposit collected either in part or in full and retained by Fox Town and Country Homes to cover administration





and re-marketing costs of the property. THIS IS REFUNDABLE





ROWAN  
7  
COTTAGE

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Total Approx Area: 59.0 m<sup>2</sup> ... 635 ft<sup>2</sup>

All measurements of doors, windows, rooms are approximate and for display purposes only.  
 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 the operability or efficiency can be given.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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