



Rowan Cottage, 7, Worcester Road

Pershore | Worcestershire | WR10 1HQ

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

- * CHAIN FREE.
- * Situated in the desirable Worcestershire town of Persnore.
- * Very efficient running costs.
- * Near to commuter links.
- * Perfect investment property.
- * Off road parking.
- * Three storey's of flexible accommodation
- * Walking distance to fabulous pubs and restaurants.
- * Ideal weekend retreat.

A fantastic opportunity to acquire this fabulous mid-terrace property situated in the heart of the renowned market town of Persnore.

A highly desirable curb appeal make this stand out property ooze charm and character. With a pretty picket fence and lawned front garden it is quintessentially British in appearance. An immediate sense of quaintness is apparent from the moment you enter into this property directly into the main sitting room. A arched brick fireplace takes centre stage and with the wall and ceiling beams; the character is pouring through.





Leading off the sitting room into the kitchen a very useful office or additional dining space give the ground floor accommodation flexibility. A useful larder space is also a great feature catering to practical storage needs.

Extended to include the addition of a Kitchen/Diner to the rear with space for a cooker, fridge, freezer and dishwasher plus ample built in cabinetry storage and worktop space aplenty. Access to the rear directly on to the paved courtyard which leads to the parking area with a designated parking space for this property.

With flexible and stylish accommodation spread across three floors in a characterful cottage. The first floor houses the master bedroom looking out to the front of the property with the main family bathroom housing a full sized bath, basin, WC and a multitude of storage. The second floor then has the guest bedroom which is also a double with outlook to the front.

Pershore 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. Pershore 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.





SEASIDE GARDEN
Coffee and a Sea View
A Sunny Day
BLUE SKIES
ICE CREAM
LIFE IS GOOD
SANDY BEACHES
campervans
THIS WAY
GONE SURFING
Sunshine and Fish & Chips
SUNSET BEACH

White shelves holding towels and a small sign that says "GONE SURFING".

White pedestal sink with a chrome faucet.

White toilet with a wooden seat and lid.

White bathtub with a tiled surround.

Pershore is situated on the River Avon, approximately 10 miles from Worcester and 6 miles from Evesham. Pershore 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.

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**

Should any structural defects be found following a survey of the property - a defective legal title, information gathered by usual searches that your solicitor orders that dramatically affect the value of the property and therefore you have no choice but to withdraw from the purchase, or should the sellers withdraw from the sale, you will be reimbursed the full deposit amount paid.





ROWAN
7
COTTAGE

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Total Approx Area: 59.0 m² ... 635 ft²

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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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