



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP



# 1 Lower Norchard Cottage, Peopleton, Pershore, Worcestershire. WR10 2EG

Offers Over £250,000

3 1 1





A wonderful opportunity to acquire a three bedroom end terrace Cottage, inviting updating throughout and offering huge potential for extension (subject to planning), enjoying a generous garden, situated in the sought after village of Peopleton.

Accommodation briefly comprises: Lounge/Dining Room, Kitchen and downstairs Bathroom. On the first floor: Three Bedrooms.

Outside: There is generous gardens to the side and rear, with the potential to create a driveway (subject to Planning).

#### LOCATION:

The property is located in the sought after village of Peopleton, ideally placed for access to both Worcester, Pershore, motorway links and the Worcestershire Parkway Railway Station. The village benefits from a Village Store and Post Office, Public House, independent Day School and Village Hall, with playing fields/ children's playground.

**Lounge/ Dining Room** - 3.51m x 3.15m (11'6" x 10'4")

**Kitchen** - 3.1m x 2.59m (10'2" x 8'6")

**Bedroom 1** - 4.62m x 2.51m (15'2" max x 8'3")

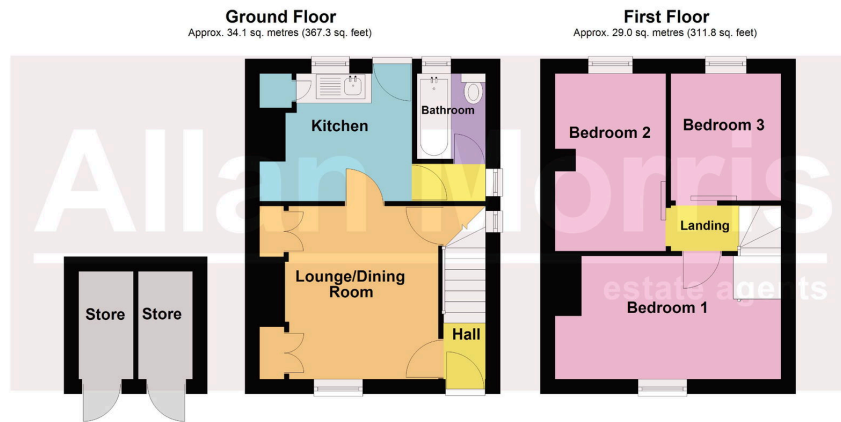
**Bedroom 2** - 3.68m x 2.29m (12'1" x 7'6")

**Bedroom 3** - 2.57m x 2.21m (8'5" x 7'3")

**Bathroom** - 1.73m x 1.37m (5'8" x 4'6")







Total area: approx. 63.1 sq. metres (679.1 sq. feet)

DISCLAIMER - Floor plans 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.



- Period end terraced Cottage
- 3 Bedrooms
- Huge potential
- Generous gardens
- No Onward Chain
- Highly sought after village location

