



Dickens View Church Lench

£175,000

- ****RENOVATION OF A DETACHED COTTAGE WITH PLANNING****
- **W/24/00626/FUL Full planning permission-proposed dwelling converting an existing building**
- **Dedicated parking for two vehicles**
- **Sought after village location**
- ****VIEWING BY APPOINTMENT SATURDAY 7TH DECEMBER 2024****

**Nigel Poole
& Partners**

Dickens View

Church Lench

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Originally a cottage built in a style typical of the area and probably constructed in the late 16th or early 17th century. It is in poor state of repair. It is intended to restore and extend the former dwelling back as a new home with the poorly constructed garage being demolished. The replacement side extension provides an open plan kitchen, lounge and dining area along with a bedroom with en-suite on the ground floor and the new subservient rear extension provides a staircase access to the first floor where another bedroom and en-suite are located. Dedicated parking is available for two cars. Church Lench includes a number of local amenities; All Saints church, a village hall, pre-school and the Lenches Club and Lakes. The bus routes between Evesham and Pershore stops off at Church Lench opposite Malthouse Lane.

Ground Floor-Room One 11' 6" x 10' 7" (3.50m x 3.22m)



First Floor

Vaulted ceiling.



Ground Floor- Room Two 11' 2" x 8' 3" (3.40m x 2.51m)

Wooden steps to the first floor.



23 High Street, Pershore WR10 1AA

Viewing Warning

The access to the first floor is via a wooden ladder. Care must be taken whilst viewing both floors and the garage.



MISREPRESENTATION ACT 1991

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