



Dickens View Church Lench

PRICE REDUCED FOR A LIMITED PERIOD TO SECURE A BUYER
THAT CAN COMPLETE QUICKLY Offers Over: £120,000

- **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
- NO CHAIN

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

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

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