



High Street, Pershore

Offers in excess of: £240,000

- Grade II listed Georgian cottage
- Permit parking is available
- High Street location but set back off the road
- Living room with exposed brick fireplace
- Kitchen with stable door to the rear
- Two double bedrooms (one on first floor, one on second)
- Shower room (first floor)
- Gardens with established planting - rear with brick outbuildings
- NO ONWARD CHAIN

Nigel Poole
& Partners

High Street

Pershore

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****GRADE II LISTED GEORGIAN COTTAGE WITH TWO DOUBLE BEDROOMS. PERMIT PARKING IS AVAILABLE**** High Street location but set back from the road with an established front garden. Living room with exposed brick open fireplace; kitchen with stable door to the rear; first floor with bedroom and shower room; bedroom two on the second floor. The rear garden has two brick built out houses - one with light and plumbing for washing machine. NO ONWARD CHAIN. Within walking distance to Pershore town centre which has an array of independent retailers, restaurants, leisure facilities, schooling, medical facilities, Pershore Abbey and park.

Front

Set back from the road with a shared pathway and established garden. Side alleyway (at end of row of terraces) provides access to the rear of the cottage.

Living Room 12' 0" x 10' 9" (3.65m x 3.27m) Max

Obscure glazed entrance door and wooden sash window to the front aspect. Exposed brick open fireplace with quarry tiled mantle. Alcoves both sides of fireplace with shelving. Dado rail. Pendant light fitting. Radiator. Two meter cupboards. Wooden door into the kitchen.



Kitchen 11' 8" x 10' 10" (3.55m x 3.30m) Max

Wooden stable door and windows to the rear aspect. Range of wall and base units surmounted by work surface. One and a half bowl sink and drainer with mixer tap. Tiled splash backs. Integrated 'NEFF' electric oven and four ring gas hob with extractor hood. Space for a fridge/freezer. Tiled flooring. Pendant light fitting. Radiator. Door to stairwell with storage cupboard below.



Landing

Wooden balustrading and banister. Wooden doors into the bedroom, shower room (with high level window) and stairwell to second floor. Pendant light. Radiator. Access to the loft.

Bedroom One 11' 11" x 10' 10" (3.63m x 3.30m) Max

Wooden sash window to the front aspect. Cast iron fire place with brick hearth. Built in wardrobe. Ceiling beam and wooden flooring.



Shower Room 8' 9" x 3' 11" (2.66m x 1.19m) Min

Obscure window to the rear aspect. Walk in mains fed mixer shower with glass screen. Vanity wash hand basin. Low level w.c. Storage cupboards (one housing a 'Worcester' gas fired boiler). Tiled walls and flooring. Extractor fan. Pendant light fitting. Central heated ladder radiator.



Bedroom Two 12' 0" x 9' 9" (3.65m x 2.97m)

Window to the rear aspect. Storage cupboard with hanging rail. Pendant light fitting. Radiator. Access to the loft. NB. This room has a low and part sloped ceiling.



Garden

A shared pathway is directly behind the cottage with steps up to a patio seating area with two brick built outhouses (one with light and plumbing for Hotpoint washing machine and tumble dryer). The main garden area is laid to lawn with established planting and a wooden storage shed. Laid to lawn with mature planting. Brick built out house (one with light and plumbing housing a 'Hotpoint' washer and tumble dryer). Wooden storage shed.



Tenure: Freehold

Council Tax Band: B

Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1EQ

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