



Tamarisk Cottage, Pershore Road, Little Comberton

Asking Price: £255,000

- Two Bedroom Cottage
- Living Room with multi fuel log burner
- Kitchen
- Downstairs family bathroom
- Rear Garden
- Sought after village location
- **THIS PROPERTY CAN BE VIEWED 7-DAYS A WEEK**

Nigel Poole
& Partners

Tamarisk Cottage, Pershore Road, Little Comberton

Asking Price: £255,000

**** CHARMING TWO BEDROOM SEMI DETACHED COTTAGE WITH BEAMED CEILINGS AND WOOD BURNER**** Kitchen, living room, (with wood burner heating radiators & hot water), downstairs family bathroom, two bedrooms, established enclosed rear garden. With shared access and driveway with parking. No onward chain. The picturesque village of Little Comberton is on the North edge of the Cotswolds and the northern side of Bredon Hill. Located on the outskirts of Pershore with daily buses to and from the village.

Front

Shared driveway leading to private parking area and outside lighting.

Kitchen 13' 3" x 8' 4" (4.04m x 2.54m)

Door to front. Double glazed window to side aspect, ceiling lights. range of work tops with work surfaces over and tiled splashbacks. Tiled flooring. Sink with mixer taps and drainer. Cupboard housing hot water tank with separate immersion heater. Space for fridge freezer and plumbing for washing machine.



Living Room 14' 1" x 13' 8" (4.29m x 4.16m)

Two double glazed window to front aspect. Exposed beams to ceiling. Wall lights. Door to bathroom. Multi fuel log burner which heats the water and radiators with brick fireplace surround. Stairs leading to first floor landing.



Downstairs Family Bathroom

Double glazed obscure window to front aspect. Panelled bath with shower over. Pedestal wash hand basin, low level WC. Tiled splashbacks and flooring. Ceiling lights. Radiator.

First Floor Landing

Leading to bedrooms. Ceiling light. Brick exposed feature wall.

Bedroom One 11' 0" x 8' 2" (3.35m x 2.49m)

Double glazed window to front aspect. Ceiling light.

Bedroom Two 13' 8" x 5' 11" (4.16m x 1.80m)

Double glazed window to side aspect. Double glazed sky light. Ceiling light. Restricted head room in areas.

Rear Garden

A well established rear garden with fencing to sides benefiting from a lawned area, a variety of shrubs and borders, timber shed and outside tap.



Council Tax Band: C

Tenure: Freehold

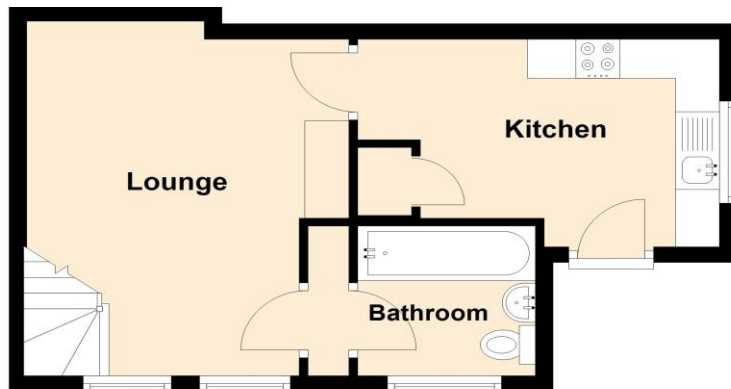
Access and Parking

With shared access and driveway with parking.

Broadband and Mobile information:

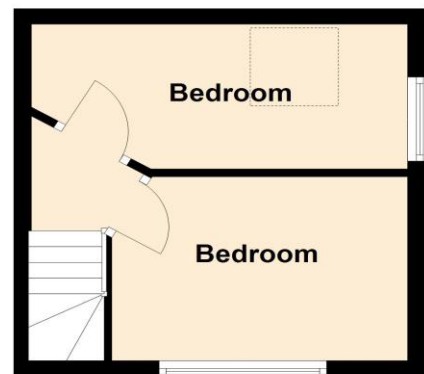
To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 3EW





Ground Floor

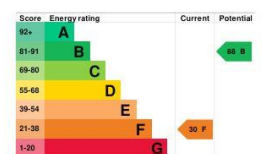
Approx. 31.0 sq. metres (333.7 sq. feet)



First Floor

Approx. 18.5 sq. metres (198.6 sq. feet)

Total area: approx. 49.5 sq. metres (532.3 sq. feet)



Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these, and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



MISREPRESENTATION ACT 1991

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