



120 High Street
Pershore, WR10 1EA

Price £349,950

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CHRISTIAN
LEWIS
PROPERTY

120 High Street

Pershore, WR10 1EA

CHAIN FREE

We are thrilled to bring to the market this attractive period townhouse with history dating back to early 1800's, a real gem! The property has been well maintained and thoughtfully extended over time, creating a characterful home, with a blend of modern charm. It truly must be seen to be appreciated.

It is well positioned on the High Street providing easy access to local independent shops, cafes, restaurants and 2 supermarkets, all within walking distance.

The ground floor offers generous living accommodation, entrance door into the living room complete with open fire and an original bay window. Through to the separate dining room with stairs elevating to the first floor. On the ground floor you will also find a galley kitchen, through to an additional sitting room - perfect to read a book in the afternoon sun.

To the first floor, there are two well-proportioned bedrooms, bedroom 1 further boasts built in wardrobes - perfect for additional space. To complete this floor is the family bathroom complete with bath, stand alone shower, wc and basin and utility cupboard with space and plumbing for the washing machine. Up to the second floor where you will find 'bedroom 2', a spacious, light filled room.

Externally, there is a small courtyard patio with space for logs and a table & chairs, 2 outside stores and steps elevating to the wonderfully mature, established garden. Not only is the garden maintained to a beautiful standard but it





further boasts a southerly aspect, a summer house and the privacy of not being overshadowed by neighbouring property. The garden is not accessible from the rear, so you have peace of mind with additional security.

Important Additional Information

Tenure: We understand that the property for sale is **Freehold**

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is **Band B**

EPC Rating D

DISCLAIMER

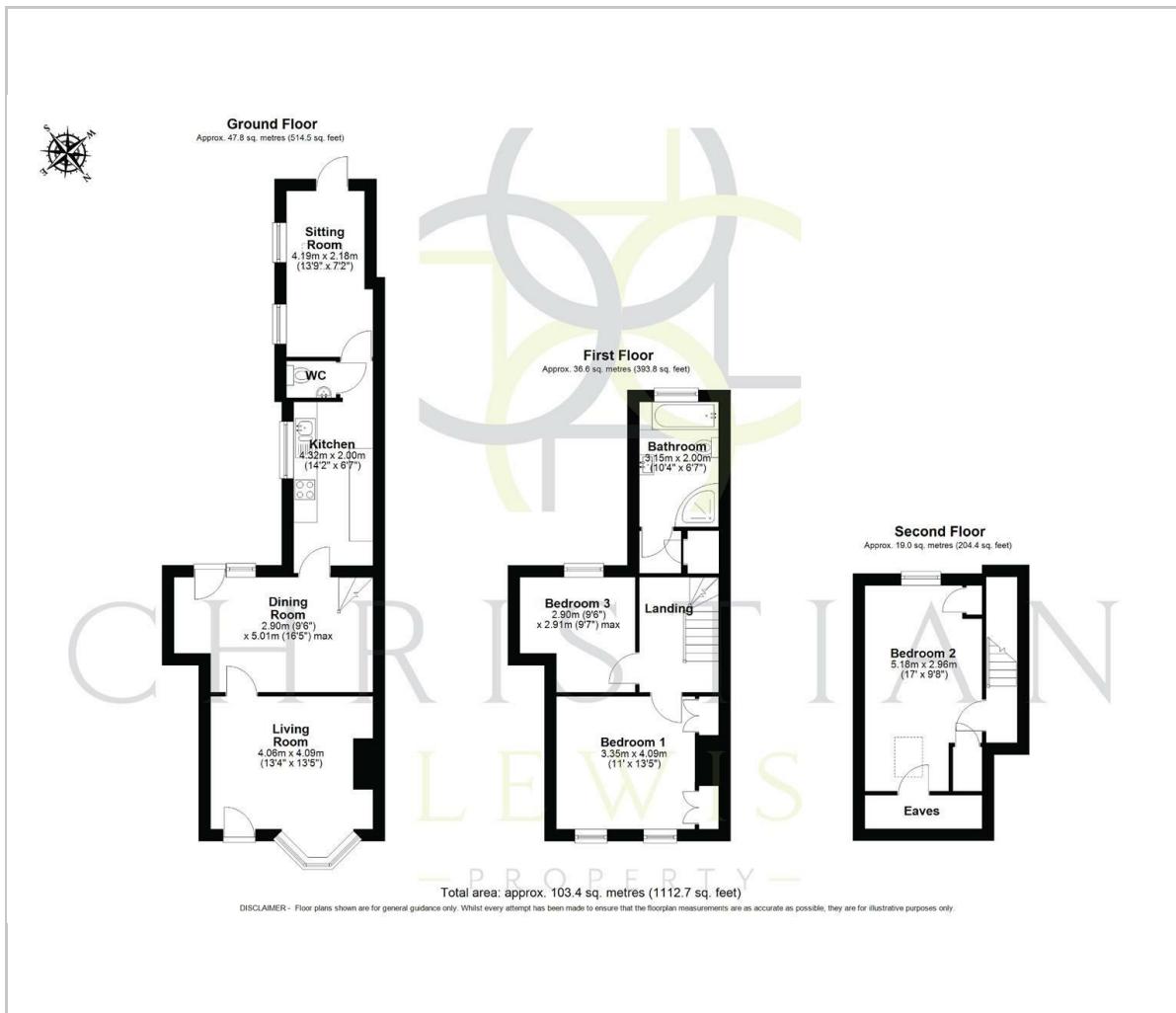
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller.

Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position.

Please inform us if you become aware of any information being inaccurate.



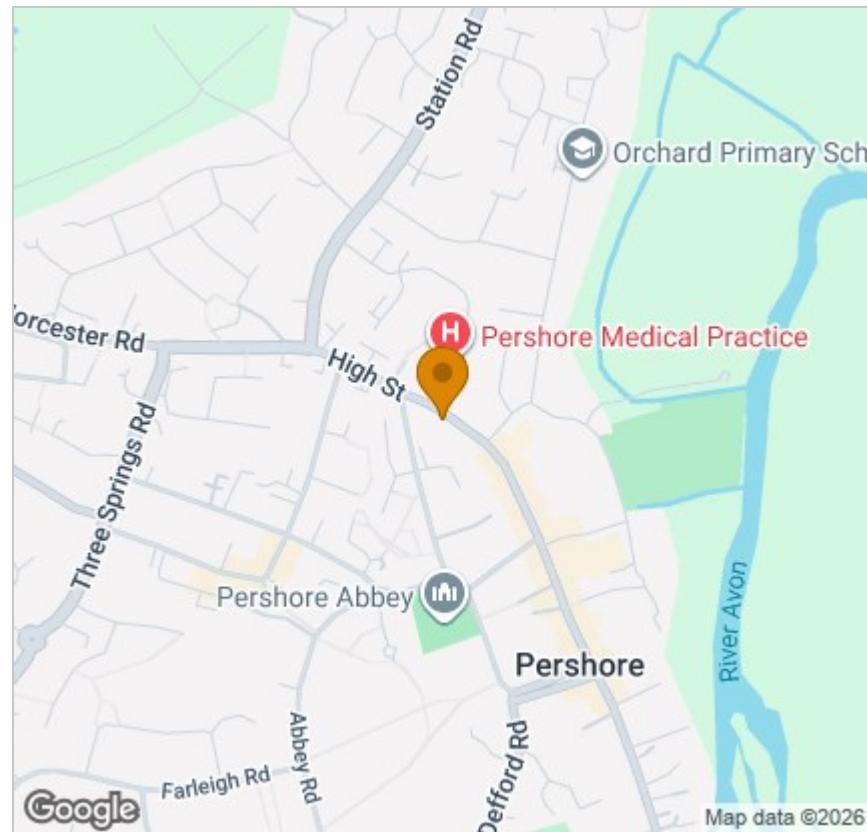
Floor Plan



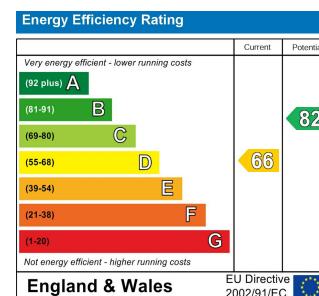
Viewing

Please contact our Pershore Sales Office on 01386 555368
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.