



Holly Cottage, 1 Althorp Gardens

Pershore, WR10 1RY

Offers in the region of £265,000

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CHRISTIAN
LEWIS
— PROPERTY —

Holly Cottage, 1 Althorp Pershore, WR10 1RY

CHAIN FREE - TOWN CENTRE LOCATION

We are thrilled to bring to the market this centrally located, 3 bedroom, semi detached house. Located within a stones throw from Pershore Town Centre, its got to be seen to be appreciated.

Door in entrance hall with downstairs wc and under-stair cupboard, door to the good sized kitchen/diner with fitted units and space for freestanding appliances accompanied by an open space for a dining table, through to the spacious living room with feature fireplace. Sliding patio door leading to the conservatory - an ideal space for a morning coffee set within the courtyard garden.

Wrap around stairs elevating to the first floor where you will find 3 bedrooms - 2 doubles and 1 single and a family bathroom. Bedroom 1 is complete with 2 storage cupboards and an ensuite shower room with walk in shower, wc and basin. Bedrooms 2 and 3 also benefit from built in storage cupboards - perfect for growing families. The bathroom is fitted with a bath, wc and basin. There are 4 velux windows to the first floor which aid in flooding natural light through the bedrooms.

Externally there is a low maintenance courtyard garden with side access gate, and allocated parking for 2 vehicles.

If all this wasn't enough, the property is offered with no onward chain, in a fantastic town centre location. It truly must be seen to be appreciated.





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 D
EPC Rating C

DISCLAIMER

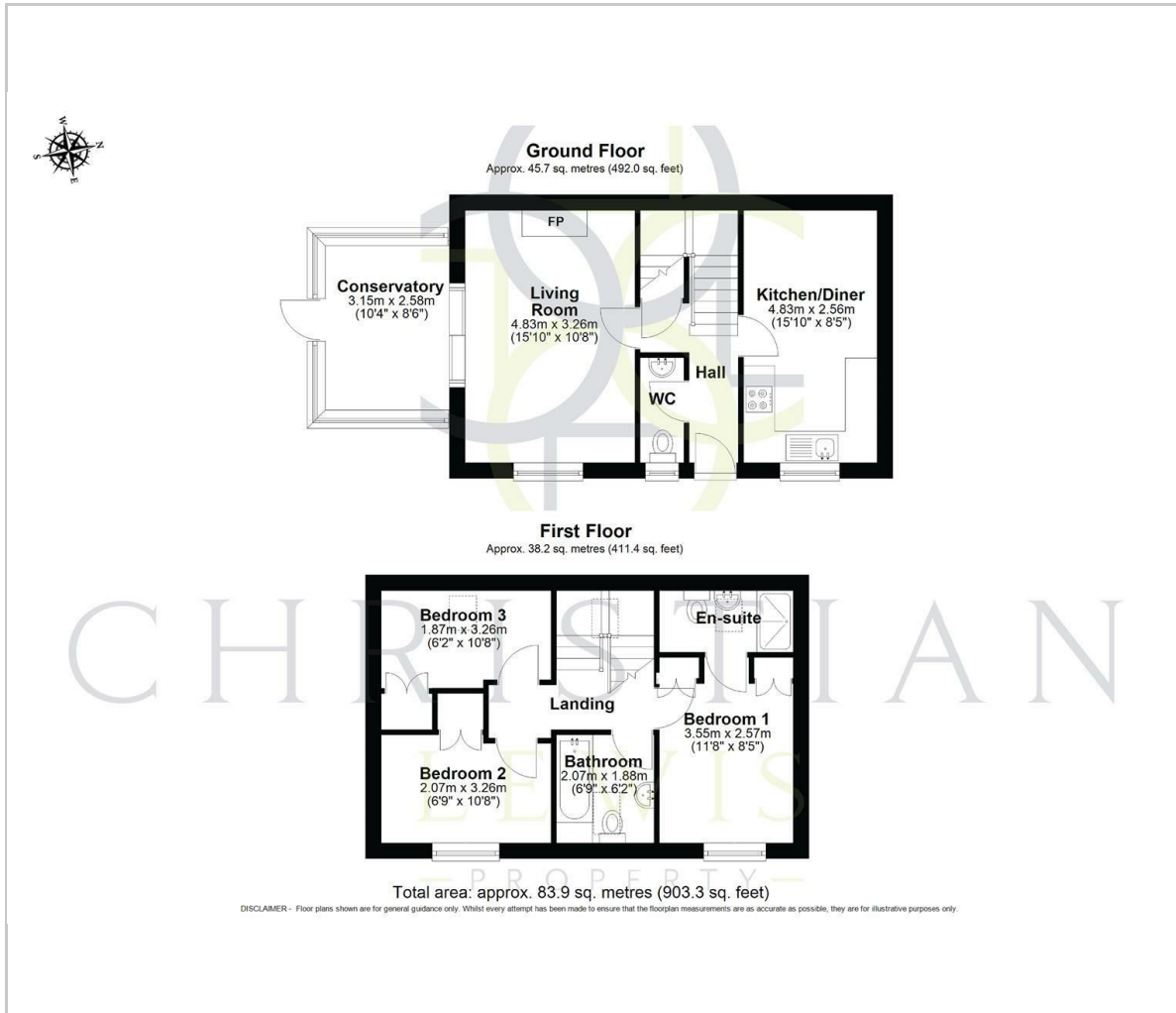
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained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



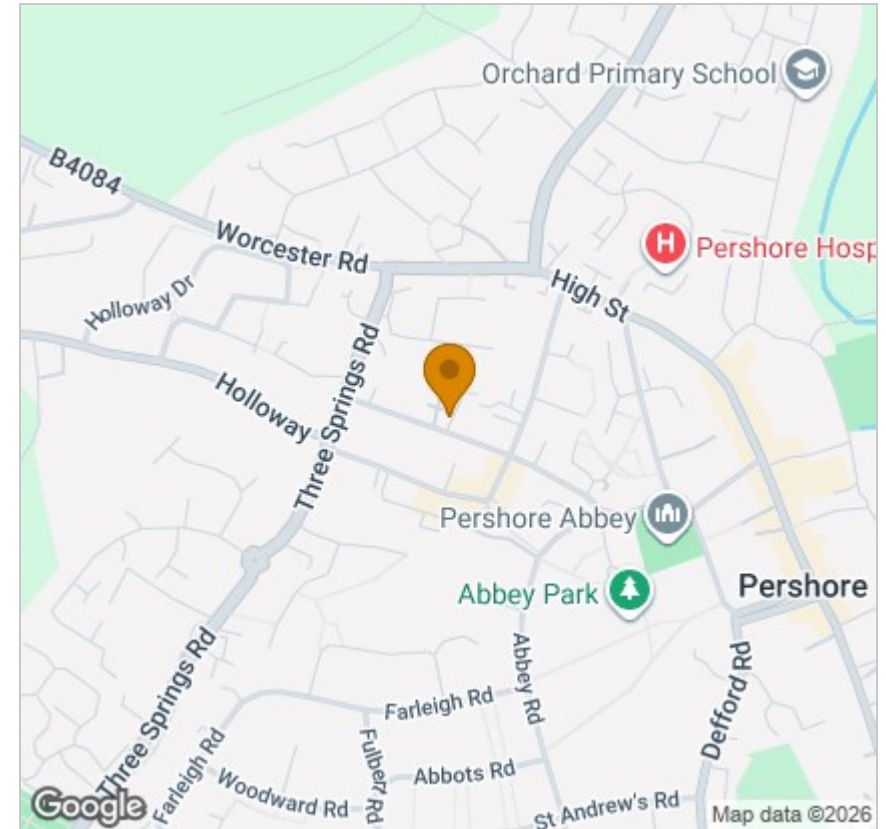
Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

