



Pershore Road, Little Comberton

Asking Price: £255,000

- Two Bedroom Cottage in an idyllic village at the foot of Bredon Hill
- Living Room with multi fuel log burner
- Fitted kitchen with views to the garden
- Downstairs family bathroom
- Enclosed rear garden with storage shed
- Shared driveway with parking
- Daily buses to Pershore town centre
- Sought after village location with countryside walks
- No onward chain

**Nigel Poole
& Partners**

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****CHARMING TWO BEDROOM SEMI DETACHED COTTAGE WITH BEAMED CEILINGS AND WOOD BURNER**** Kitchen, lounge (with wood burner heating radiators & hot water), downstairs family bathroom and two bedrooms. The rear well established garden has a patio seating area and is laid to lawn with a storage shed. 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. The village hall is hosting a variety of events both within the village and the surrounding area and the St Peter's Church which dates back to the 12th century where the people have worshipped for over 800 years. Located on the outskirts of Pershore with daily buses to and from the village. The Georgian town of Pershore provides a range of great shopping and leisure facilities including a theatre and the stunning Pershore Abbey. There is also good range of schools both state and independent, Pershore train station, Worcestershire Parkway train station and excellent links to the motorway.

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, patio, timber shed and outside tap.



Council Tax Band: C

Tenure: Freehold

Access and Parking

With shared access and driveway with parking.

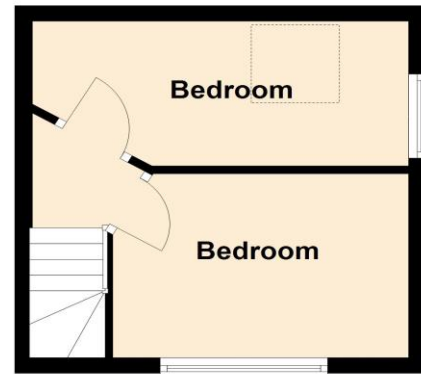
Broadband and Mobile information:

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



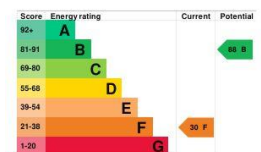


Ground Floor
Approx. 31.0 sq. metres (333.7 sq. feet)



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 to ensure checks are HMRC compliant. The cost of these checks is £60 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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