



30b Bridge Street, Pershore

Pershore

Guide Price **£230,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



30b Bridge Street

Pershore

- Recently reduced, now positioned to fall within a lower stamp duty band
- A two double bedroom 1st floor apartment situated in The Wool Barn, a characterful grade II listed Georgian building
- Brand new carpets fitted throughout
- Offering approximately 1,012 sq ft of accommodation, in need of some refurbishment
- The Wool Barn is located in a quiet & peaceful situation, behind Bridge Street, avoiding the usual traffic noise
- Modern kitchen with an oven, microwave, gas hob and Valiant combination boiler
- South-facing 19'7 x 18'3 (MAX) Reception room
- Contemporary shower room & Entrance porch
- Original features, tall ceilings & Gas-fired central heating
- Option for paid private parking within Bridge Street. Additionally, on-street parking is available on a first-come, first-served basis.



Council Tax band: B

Tenure: Share of Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

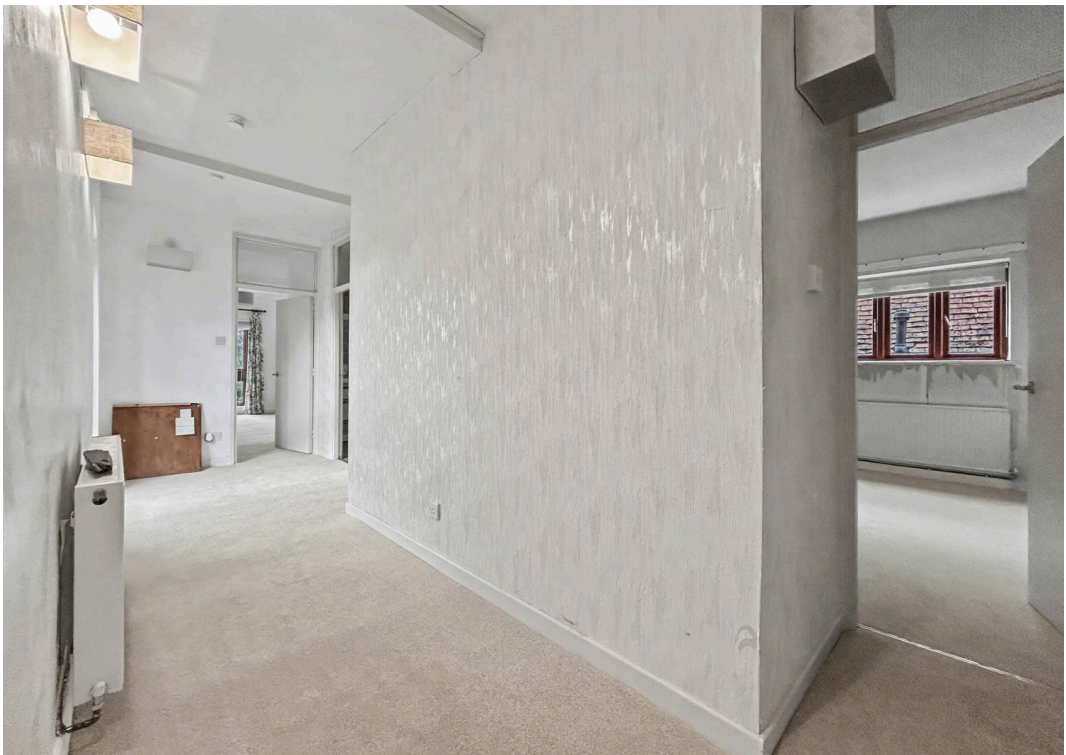
A charming two double bedroom first-floor apartment set within The Wool Barn, a Grade II listed Georgian building, brimming with original features and impressive tall ceilings. The property would benefit from some refurbishment, offering an excellent opportunity to personalise a home of character.

The apartment enjoys a quiet and peaceful location, tucked behind Bridge Street and away from the usual traffic noise. The south-facing reception room (approx. 19'7 x 18'3 max) is bright and spacious, providing a versatile living area.

The property includes a modern kitchen fitted with an oven, microwave, gas hob, and a Valiant combination boiler, alongside a contemporary shower room and a welcoming entrance porch. Gas-fired central heating completes this appealing apartment.

Private parking is available on Bridge Street, starting from £600 per annum (£50 per month). Additionally, on-street parking is available on a first-come, first-served basis. To the rear of the apartment, there is a practical paved area, ideal for laundry and wheelie bin storage.







Approximate Gross Internal Area = 94.0 sq m / 1012 sq ft

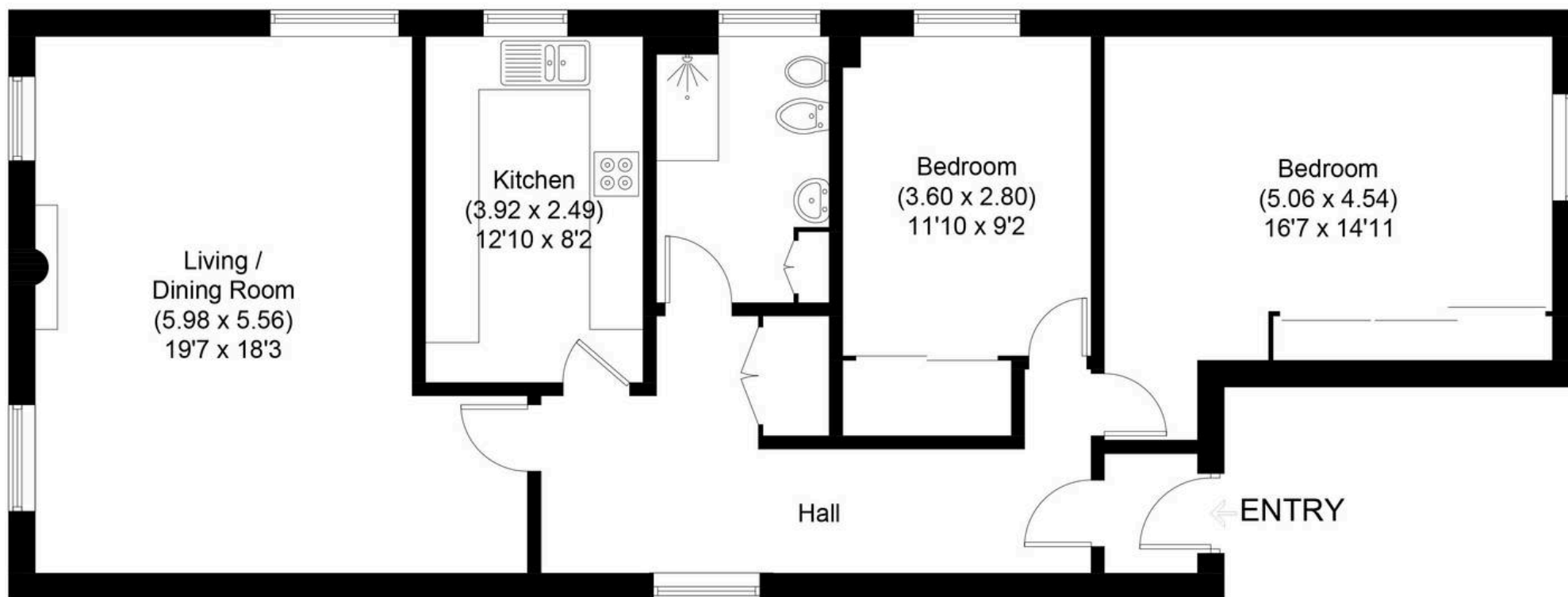


Illustration for identification purposes only, measurements are approximate, not to scale.



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