



8 Church Row
Persore, WR10 1BL

Offers in excess of £190,000




CHRISTIAN
LEWIS
—PROPERTY—

8 Church Row

Pershore, WR10 1BL

CHAIN FREE! 16TH-CENTURY CHARACTER COTTAGE WITH OPEN VIEWS OF PERSHORE ABBEY!

WOW! WHAT A LOCATION! This charming 16th-century mid-terraced character cottage enjoys a prominent position in the heart of Pershore, with beautiful open views towards Pershore Abbey and its grounds.

The cottage retains a wealth of character throughout, with attractive black beams visible across the property, whilst offering plenty of scope for the new owner to add their own personal stamp.

The accommodation is arranged over two floors and comprises a well-proportioned lounge/diner, providing a comfortable living and dining space, together with a fitted kitchen overlooking the rear garden. There is also a large understairs cupboard, providing useful additional storage.

To the first floor are two bedrooms and a family bathroom, with the rear bedroom enjoying views over the fenced rear garden. The front bedroom also benefits from a purpose-designed means of fire escape incorporated into the window.

Outside, the property enjoys a good-sized rear garden, offering plenty of space for relaxing, entertaining and enjoying the outdoors. There is vehicular access to the rear, providing potential for the creation of off-road parking, subject to the necessary planning consent. The property is situated within a conservation area.

The property is not listed and offers fantastic potential for a buyer looking for a character home with scope to modernise and make their own. It would make an ideal home for couples, small families or downsizers and could also appeal to investors.

Situated within easy walking distance of Pershore town centre, the property is conveniently placed for a range of local amenities, independent shops, cafés and transport links.

A rare opportunity to purchase a charming 16th-century cottage in a fantastic central Pershore location, with open views towards the Abbey and plenty of potential to create a wonderful home.

Additional Information

Tenure: Freehold
Local Authority: Wychavon District Council
Council Tax 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.

AML Regulations

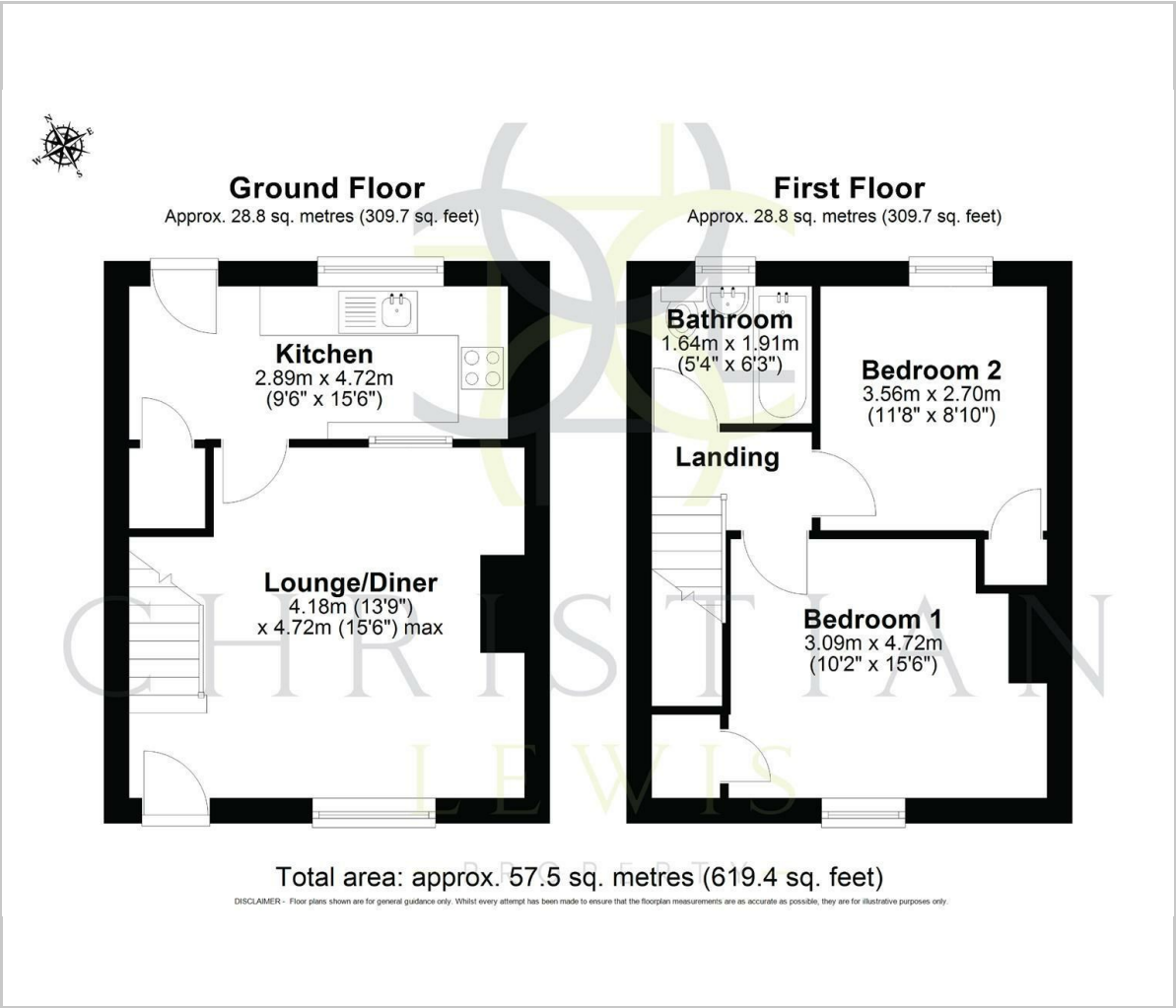
In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

A non-refundable AML verification fee of £30 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.



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 firms 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

