Hapenny Cottage Church Street, Wyre Piddle, Pershore, WR10 2JD

Offers over £415,000

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CHRISTIAN LEWIS PROPERTY

And They Lived Happily Ever After!

Hapenny Cottage Church Street

Wyre Piddle, Pershore, WR10 2JD

- Semi Detached House
- Cottage Style
- Immaculately Presented
- Set Within A Small Village
- Modern Decor
- Pre 1880 - Victorian
- Sympathetically Extended
- Rear Garden With Summer House & 33ft Barn
- Additional attic/loft room
- Low Maintenance Garden

A charming three storey, semi detached character property, built circa 1880, set in the popular village of Wyre Piddle, on the edge of the River Avon. Boasting 2/3 generous size bedrooms, an expansive kitchen/diner and private rear cottage style garden. This property would suit families, investors or as a holiday let in prime location.

The property offers a new gas boiler with hive control alongside double glazed UPVC windows - complete with sash feature windows to the front, keeping its original charm.

The front door to the property leads to a small lobby with the door to the lounge and stairs to the first floor. The ground floor of the property has a welcoming lounge complete with open fire and wooden flooring, a sympathetically extended kitchen diner with bi-fold doors leading to the beautifully established, secure garden and a downstairs WC for convenience. The kitchen diner really is the heart of the home, a truly versatile space with sky light, fitted units with breakfast bar and feature circle window alongside space for dining table.

Stairs elevate to the first floor to two double bedrooms both boasting built in wardrobes, a shower room and a dressing area come office space with stairs elevating again to the second floor.

The second floor has a large attic/loft room with a freestanding slipper bath and Velux roof windows. The current owner utilises this space as the main bedroom.

Outside there is a 33ft barn which is currently used for storage accessible from the rear garden, this space has been sectioned off to create a utility area with water, plumbing and electricity. In addition to this space the property is offered with a wooden summerhouse in the garden which is also complete with electricity - the perfect relaxation spot. There is also a patio area with fixed gazebo and an outdoor coal/log store. Both the rear garden & driveway are secured by wrought iron gates for both privacy and security. The tandem driveway offers parking for 2 vehicles.

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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 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 £60 (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.

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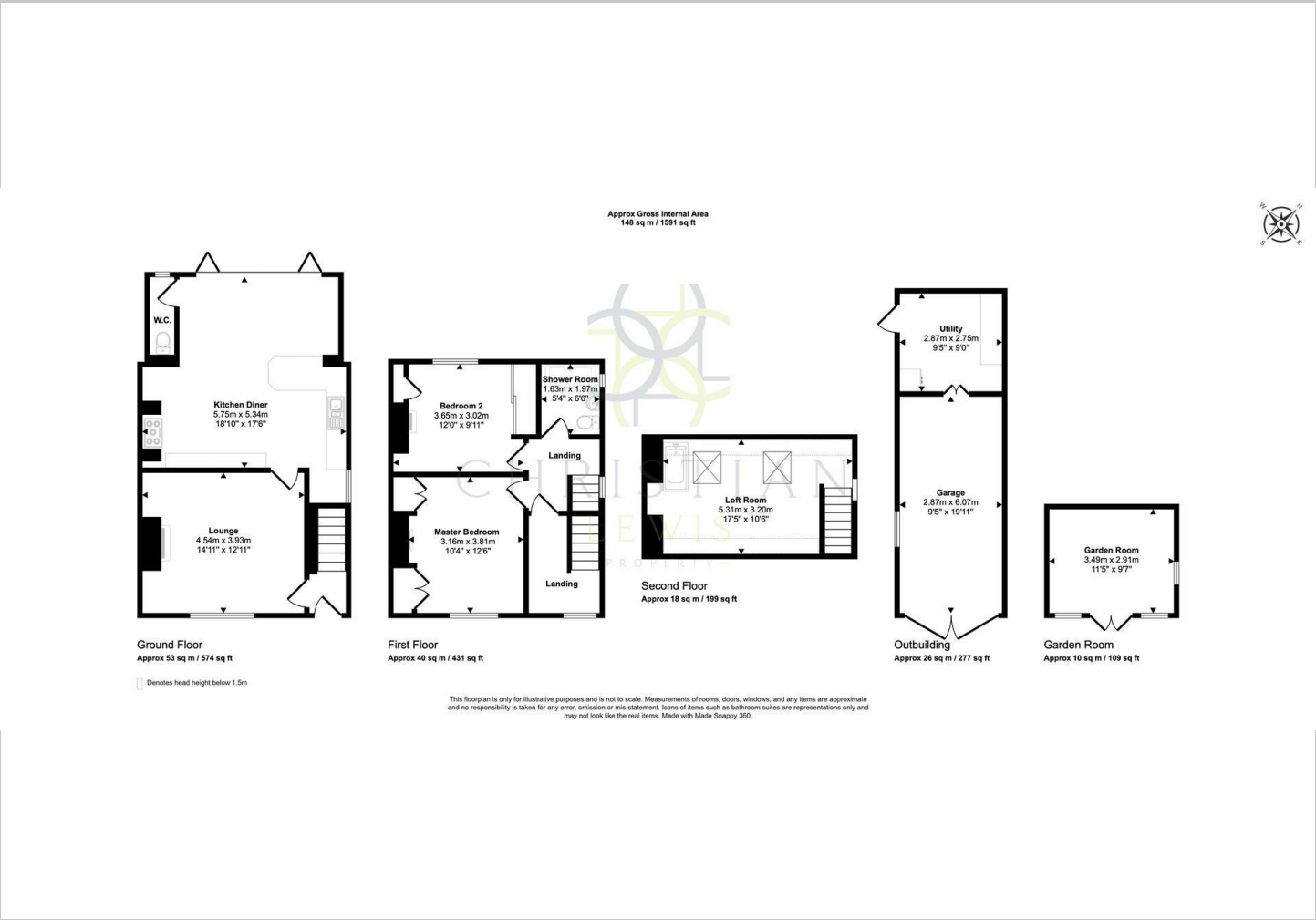
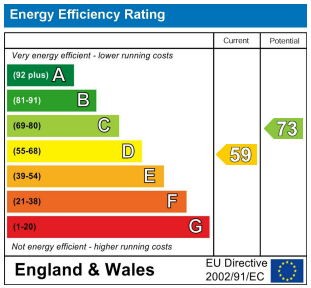
Floor Plans



Location Map

Energy Performance Graph



Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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