



Allan Morris
estate agents

 **MAYFAIR**
OFFICE GROUP

Abbey Cottage, 4 Church Row, Pershore, Worcestershire. WR10 1BL

Offers In Region Of £265,000

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A superb opportunity to acquire a two bedroom end of terrace property, situated within the sought after town of Pershore, offering local amenities, schooling, easy access to Worcester City and major transport links. Situated close to the Abbey with parking and courtyard.

Accommodation briefly comprises: Entrance into Sitting Room/ Dining area with bespoke shutters to the front elevation and Inglenook fireplace with woodburner in situ, beamwork to ceiling and walls, views towards the Abbey, modern style fitted Kitchen with integrated dishwasher, oven and hob overlooking rear courtyard, Utility with space and plumbing for appliances and door to rear courtyard. On the first floor: Landing with beamwork, Bedroom 1 to front with views towards the Abbey, built-in wardrobes and bespoke shutter, Bedroom 2 to the rear elevation overlooking courtyard, with storage and a modern style Bathroom.

Outside:

To the rear is a pleasant courtyard, with additional storage and gated access to parking for one vehicle.

Sitting Room/Dining Area - 4.9m x 4.4m (16'0" x 14'5")

Kitchen - 4.8m x 1.8m (15'8" x 5'10")

Utility - 2.1m x 1.5m (6'10" x 4'11")

Bedroom 1 - 4.9m x 2.4m (16'0" x 7'10")

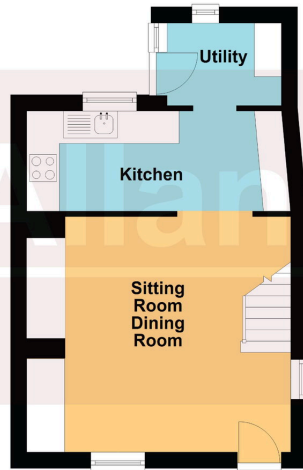
Bedroom 2 - 3.2m x 2.4m (10'5" x 7'10")

Bathroom - 2.1m x 1.6m (6'10" x 5'2")

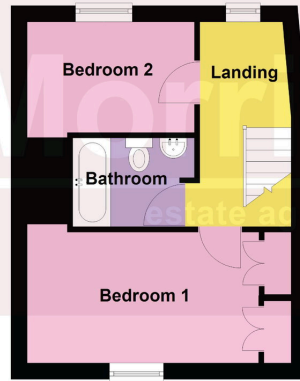




Ground Floor
Approx. 34.1 sq. metres (366.8 sq. feet)



First Floor
Approx. 30.7 sq. metres (330.2 sq. feet)



Total area: approx. 64.8 sq. metres (697.0 sq. feet)

DISCLAIMER: Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.

- 2 Bedroom Cottage
- Superb location opposite the Abbey
- Rear courtyard & parking
- Characterful interior
- NO ONWARD CHAIN
- Council Tax Band: C

