

FOR SALE



The Cottage, 64C High Street, Pershore, WR10 1DU

1 Bedroom, 1 Bathroom, House

£149,950

MARTIN&CO



- Period semi-detached cottage
- Double bedroom
- En suite bathroom
- Open plan living room & fitted kitchen
- PVC double glazing
- Gas-fired central heating
- Council Tax band 'A'
- EPC band D
- Currently let under a periodic tenancy

This freehold semi-detached period cottage is currently let on a periodic tenancy and offers potential for an investment buyer, being ideally located just off High Street in the heart of Pershore.

The period cottage offers comfortable accommodation, comprising: an open plan living room and fitted kitchen on the ground floor; and a double bedroom and en suite bathroom on the first floor.

The property further benefits from the ownership of a parking space in the courtyard to the side, PVC double glazing and gas-fired central heating.

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

OPEN PLAN LIVING ROOM & FITTED KITCHEN 6.96m 2.71m
(22'10" x 8'10")

FIRST FLOOR

LANDING 0.85m x 0.81m (2'9" x 2'8")

DOUBLE BEDROOM 3.21m x 4.06m x 2.90m (10'6" x 13'4" x 9'6")

EN SUITE BATHROOM 1.63m x 2.62m x 1.88m (5'4" x 8'7" x 6'2")

OUTSIDE

PARKING

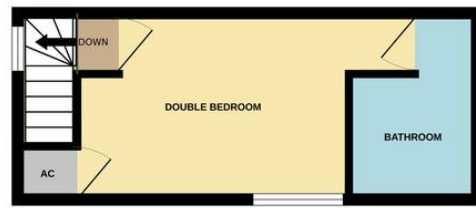
The property benefits from a parking space in the courtyard to the side, included within the title of the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for m part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.