



**Allan Morris**  
estate agents

 **MAYFAIR**  
OFFICE GROUP

6 Annis Court, Newlands, Pershore, Worcestershire. WR10 1BN

£255,000

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A charming three-bedroom terrace home, perfectly positioned within walking distance of Pershore town centre and offering a pleasant outlook towards the Abbey. This property presents an ideal opportunity for a first-time buyer or as an investment, with the added benefit of an allocated parking space and no onward chain.

On the ground floor, you will find a bright Living Room, providing a comfortable space for relaxation, and a well-proportioned Kitchen, ready for your personal touch. The first floor hosts two bedrooms and a family bathroom. On the 2nd floor is the master bedroom.

Outside, the property benefits from an allocated parking space, a valuable asset in this central location.

Located in the heart of the popular Georgian market town of Pershore, the property enjoys excellent local amenities including a variety of shops, pubs, cafes, and restaurants. The town also benefits from convenient transport links, with Pershore Station offering direct rail services to London. The is also well placed for easy access to the M5 motorway.

**Living Room:** - 3.99m x 3.07m (13'1" x 10'1")

**Kitchen:** - 3.91m x 2.77m (12'10" x 9'1")

**Bedroom 1:** - 3.78m x 3.05m (12'5" x 10'0")

**Bedroom 2:** - 3.33m x 2.16m (10'11" x 7'1")

**Bedroom 3:** - 2.79m x 2.16m (9'2" x 7'1")

**Bathroom:** - 2.34m x 1.75m (7'8" x 5'9")





While 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 for 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.  
Made with Floorplan 12/2018

- 3 Bedroom terrace home
- Living Room & Kitchen
- Allocated parking space
- Walking distance to town centre
- Ideal for 1st time buyer or investment purposes
- NO ONWARD CHAIN
- Council Tax Band: B



| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         | 88        |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | 60                      |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |