



8 Church Row  
Pershore, WR10 1BL

**Offers in excess of £200,000**



CHRISTIAN  
LEWIS  
PROPERTY

## 8 Church Row

Pershore, WR10 1BL

WOW! WHAT A LOCATION OVER LOOKING PERSHORE ABBEY WITH SCOPE TO CREATE OFF ROAD PARKING TO THE REAR.

Number 8 is an attractive mid-terraced character cottage enjoying a prominent position with open views across Pershore Abbey.

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 enjoying views over the rear garden. To the first floor, there are two bedrooms and a family bathroom, completing the internal layout and making the property well suited to couples, small families, or downsizers.

The property is not listed and offers tremendous potential to make it your own, making it well suited for both owner occupation and investment purposes. To the rear, the cottage enjoys a good-sized garden, providing an excellent outdoor space for relaxation or entertaining. Vehicular access is available from the rear, offering potential for off-road parking, subject to the necessary planning consent due to the property's location within a conservation area.

The property is offered to the market with no onward chain and is ready for immediate occupation. All main services are connected, and the cottage is conveniently positioned within easy reach of Pershore town centre, with its range of local amenities, independent shops, cafés, and transport links.





## Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

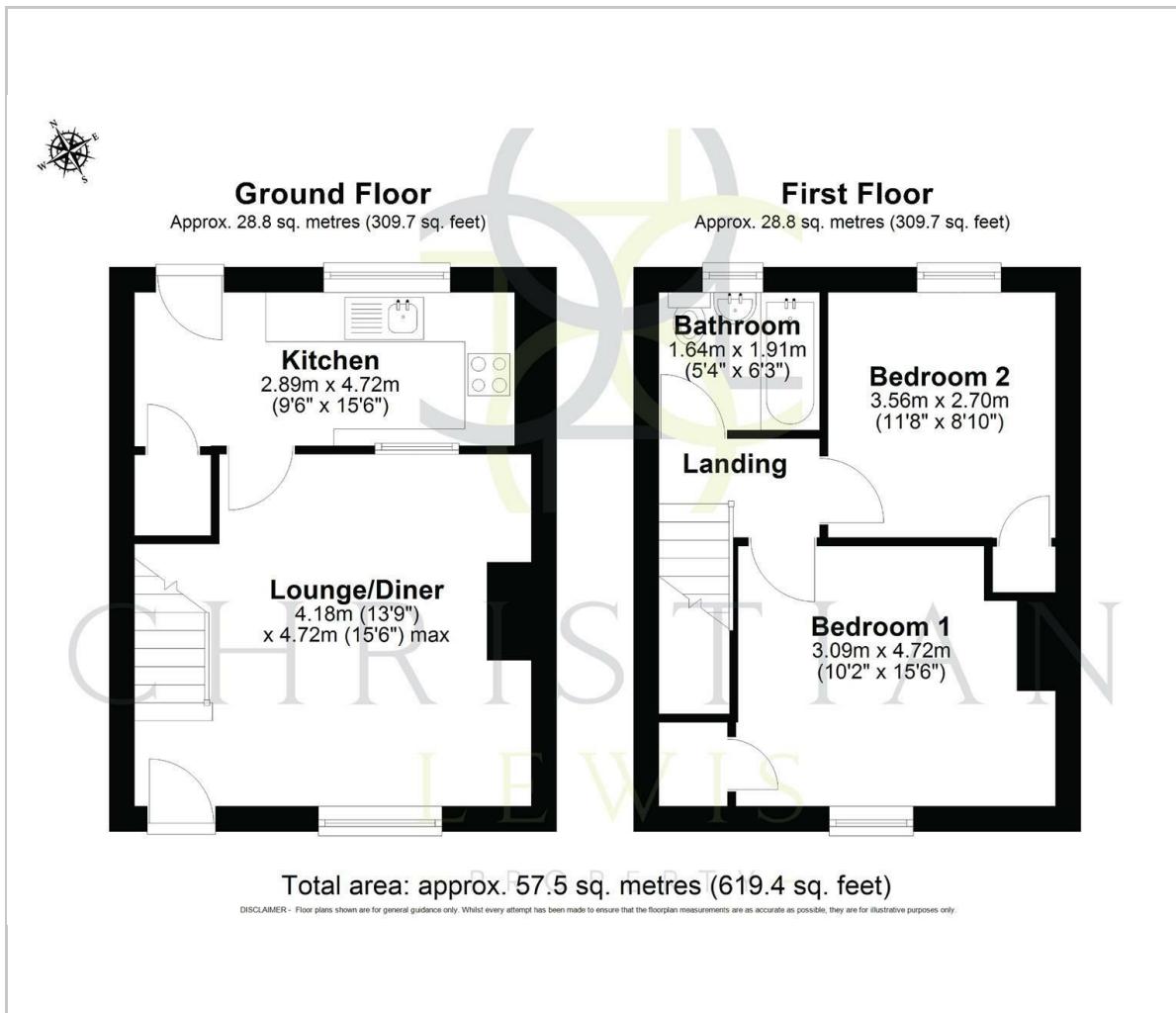
Council Tax Band: B

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.

## Floor Plan



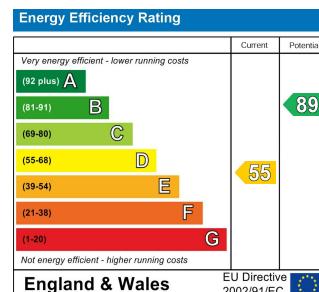
## Viewing

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

## Area Map



## Energy Efficiency Graph



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.