



# Church Row, Persnore

Asking Price: £265,000

- Two bedroom cottage with direct views to Persnore Abbey
- Cosy lounge with brick fireplace and log burner
- Cottage kitchen with French door to the garden
- Bedroom one with direct views to Persnore Abbey
- Bedroom two with dual aspect windows and overlooking the Abbey
- Rear courtyard garden with mature planting
- Access to the rear of the property providing town centre parking
- No onward chain
- Within easy walking distance to Persnore town centre

**Nigel Poole  
& Partners**

# Church Row

Pershore

Asking Price: £265,000

**\*\*COTTAGE OFFERED WITH RESIDENTIAL PARKING AND DIRECT VIEWS TO PERSHORE ABBEY\*\*** Entrance hall; lounge with log burner; cottage style kitchen with French door to the garden; two double bedrooms and a shower room. Courtyard garden with mature planted borders and path leading to a gate which provides parking. This cottage benefits from stunning views to Pershore Abbey and gardens. Within easy walking distance of Pershore town centre, steeped in history with an array of independent retailers, restaurants, leisure facilities, schooling, medical facilities. Also, easy access to Pershore train station, Worcestershire Parkway train station and excellent links to the motorway. Offered for sale with no onward chain.

## Front

Wooden door to the entrance hall.

## Entrance Hall

Down light; door to the lounge.

## Lounge 14' 9" x 10' 8" (4.49m x 3.25m)

Double glazed window to the front aspect. Feature brick fireplace with oak mantle above and red Quarry tiled hearth housing a log burner. Wall lights; radiator. Wooden doors to the kitchen and stairs rising to the first floor.



## Kitchen 16' 9" x 8' 1" (5.10m x 2.46m)

Double glazed window to the side aspect and double glazed French door to the rear garden. A range of base units with work top and upstand; stainless steel sink with drainer; space for an under counter fridge/freezer. Range master 5 ring gas cooker with double oven and grill; under stairs pantry storage. Cupboard housing the wall mounted gas fired Worcester boiler. Down lights; radiator. Red quarry tiled floor and wooden flooring.

## Landing

Doors to bedroom one and the shower room; stairs rising to the first floor; down light; radiator.

## Bedroom One 12' 5" x 11' 8" (3.78m x 3.55m)

Double glazed window to the front aspect. Two storage cupboards; down light; radiator.



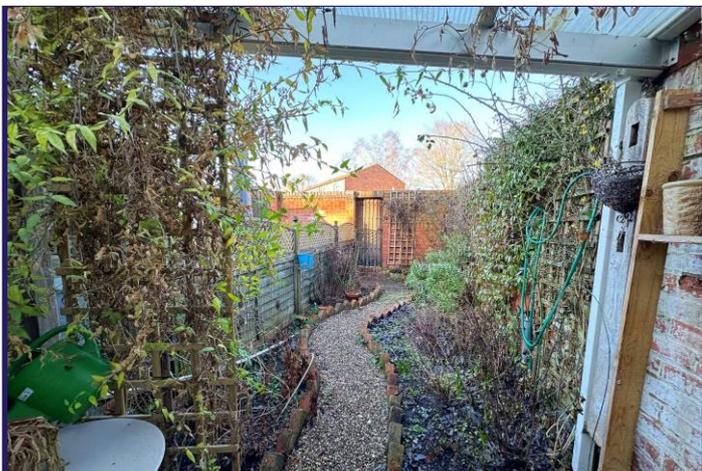
## Shower Room 7' 3" x 4' 7" (2.21m x 1.40m)

Double glazed window to the rear aspect. Pedestal hand wash basin; shower cubical with mains fed mixer shower; low level w.c. Part tiled walls. Down light and extractor fan.



## Bedroom Two 13' 7" x 10' 5" (4.14m x 3.17m)

Double glazed window to the front aspect; Velux to the rear aspect. Storage cupboard with shelving. Down lights; radiator; wooden flooring.



Tenure: Freehold

Council Tax Band: C

### Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1BL

### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.

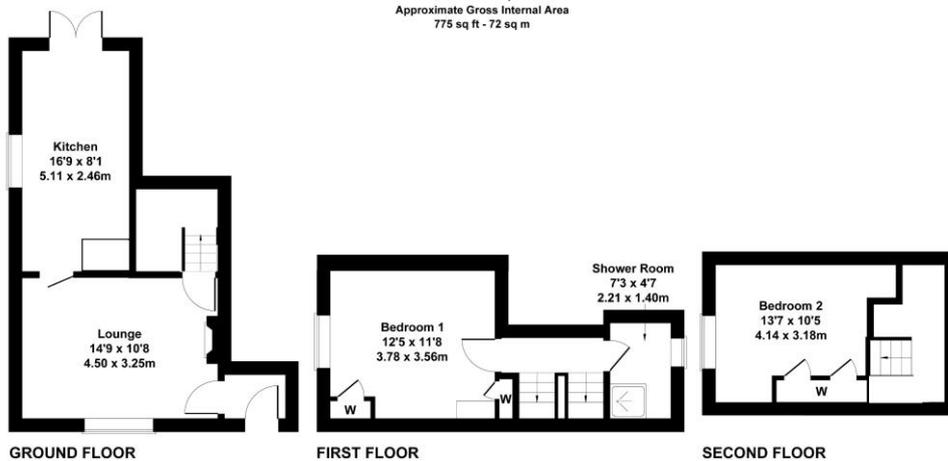
### Rear Garden

Courtyard garden with well stocked planted borders; path leading to a gate which is the access to the parking.

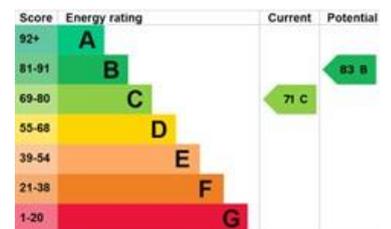


#### 12 Church Row, Pershore

Approximate Gross Internal Area  
775 sq ft - 72 sq m



Not to Scale. Produced by The Plan Portal 2026  
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#### MISREPRESENTATION ACT 1991

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