



**11 New Road, Pershore**

Guide Price **£300,000**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



## 11 New Road

Pershore, Pershore

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- THREE BEDROOMS
- LIGHT AND AIRY LOUNGE
- OPEN PLAN KITCHEN DINING ROOM
- SEPERATE UTILITY
- FAMILY BATHROOM AND WC
- PRIVATE REAR GARDEN
- OFF ROAD PARKING
- CLOSE TO AMENITIES
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY ADVISED

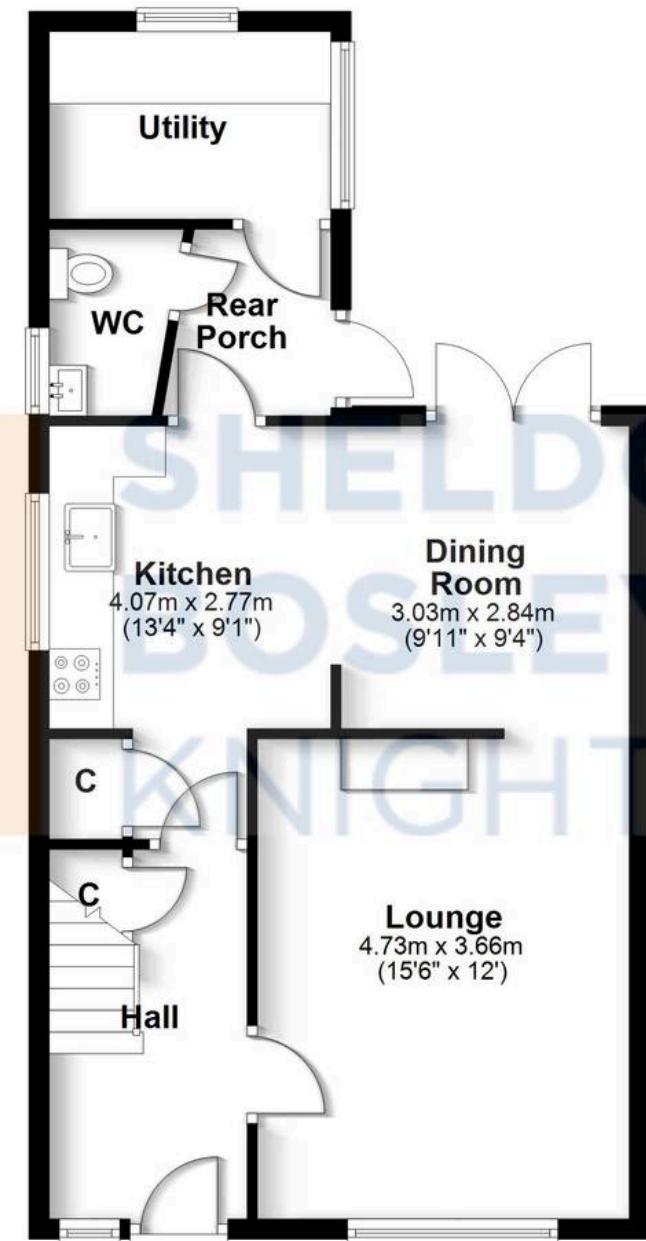






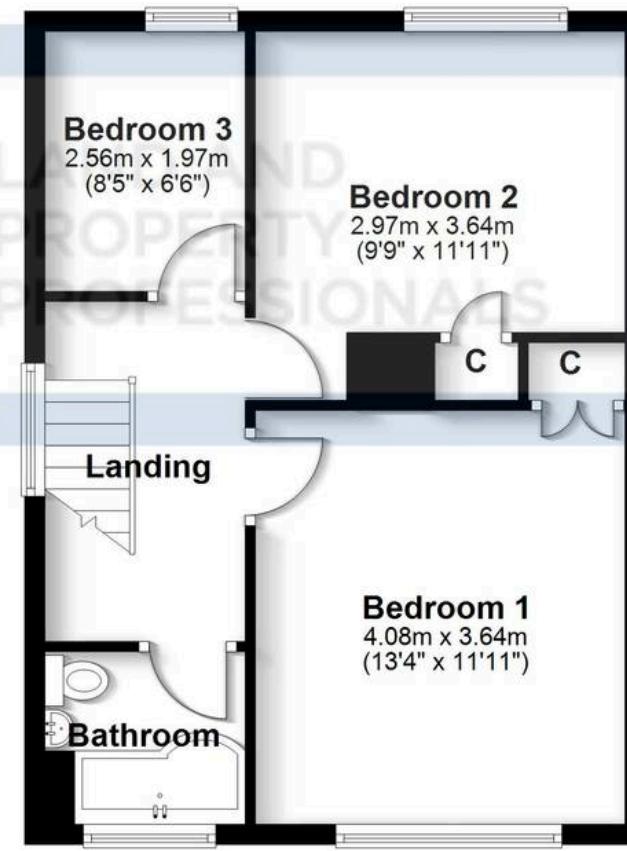
## Ground Floor

Approx. 59.0 sq. metres (634.8 sq. feet)



## First Floor

Approx. 44.4 sq. metres (478.0 sq. feet)



Total area: approx. 103.4 sq. metres (1112.8 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



## Sheldon Bosley Knight Evesham & Pershore

Sheldon Bosley Knight, 1 Bridge Street, Evesham - WR11 4SQ

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### DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.