



Newlands, Pershore

Guide Price **£220,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Newlands

Pershore

Offered to the market with no onward chain and situated just a short stroll from Pershore's bustling High Street, this charming period cottage combines character features with practical living space, making it an ideal first-time purchase, investment or downsize opportunity.

The accommodation is arranged over three floors and enjoys a wealth of character throughout, including exposed ceiling beams, traditional cottage doors and an attractive feature fireplace within the spacious living room. To the rear, the fitted kitchen overlooks the garden and provides direct access outside, while a ground floor bathroom room, featuring walk in shower, adds further convenience.

Upstairs are two bedrooms together with a separate W/C, whilst a staircase leads to a generous loft room, currently used for storage. This versatile space presents an exciting opportunity for buyers looking to create additional accommodation, subject to the necessary consents and Building Regulations approval.

Outside, the property enjoys a delightful enclosed rear garden, laid mainly to lawn with mature planting, a paved seating area and timber garden shed, providing a peaceful outdoor space within easy reach of the town centre.

Pershore is a picturesque Georgian market town set on the banks of the River Avon, renowned for its historic architecture, welcoming community and excellent range of everyday amenities. The town offers an excellent selection of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with the beautifully restored





Located in the heart of Pershore, the property benefits from excellent access to the town's independent shops, cafés, supermarkets, Riverside walks and railway station, with excellent road links to Worcester, Evesham and Cheltenham.

Council Tax band: B

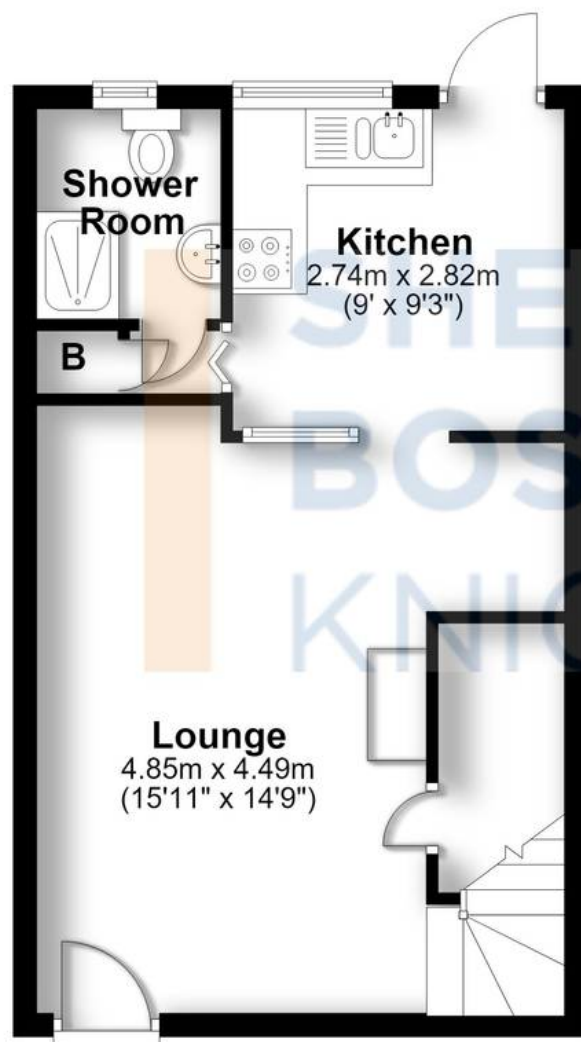
Tenure: Freehold

EPC Energy Efficiency Rating:
D



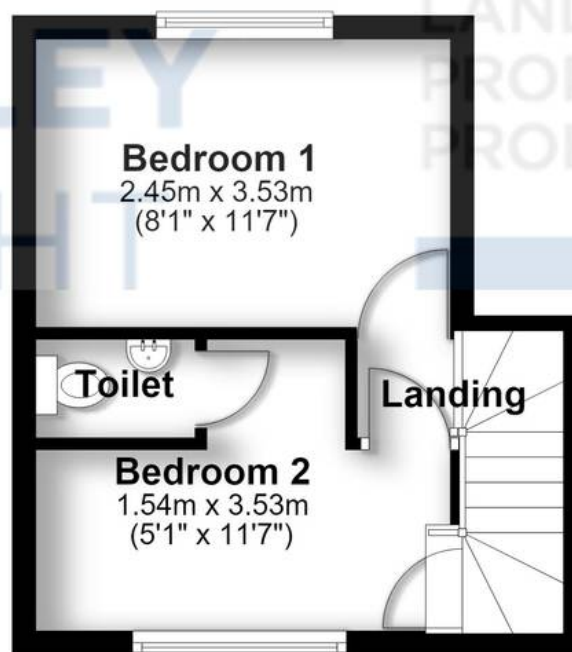
Ground Floor

Approx. 34.4 sq. metres (370.2 sq. feet)



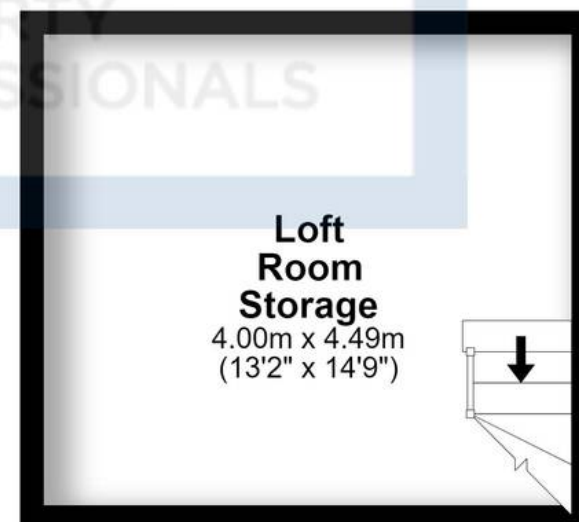
First Floor

Approx. 20.2 sq. metres (216.9 sq. feet)



Second Floor

Approx. 18.0 sq. metres (193.5 sq. feet)



Total area: approx. 72.5 sq. metres (780.6 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

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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 audit 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.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.