



Rowan Cottage, Worcester Road Persnore

Offers Based On: £208,000

- Two-bedroom mid terrace character cottage WITH PARKING
- An ideal investment property with income potential of £995 per month
- Perfect lock up and leave holiday home/air BnB
- Living room with open fireplace
- Breakfast Kitchen & Dining Room
- One allocated parking space to the rear - accessed via Bedford Close
- Easy access to Persnore town, train station and the M5 motorway
- NO UPWARD CHAIN
- **VIEWING AVAILABLE 7 DAYS A WEEK**

**Nigel Poole
& Partners**

Rowan Cottage, Worcester Road

Pershore

Offers Based On: £208,000

****TWO BEDROOM MID TERRACED CHARACTER COTTAGE WITH PARKING ** An ideal investment property or lock up and holiday home.** Living room with open fire place, kitchen/breakfast room, two bedrooms and a family bathroom. Courtyard garden with allocated parking for one vehicle. No onward chain. Easy access to Pershore train station, Worcestershire Parkways train station and excellent links to the motorway. Pershore is a thriving town with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre, leisure centre and schools.

Front

Set back from the road; picket fence and path leading up to the front door. Low maintenance lawn. South facing.

Lounge 9' 7" x 12' 6" (2.92m x 3.81m) Max

Obscure double-glazed door to the front. Double glazed window to front aspect, exposed beams to ceiling. Radiator. Open fire with brick fire surround and tiled hearth. Wall lights and storage cupboard. Door to dining room.



Dining Room 8' 5" x 7' 4" (2.56m x 2.23m) Max

Two ceiling lights. Door to the built-in cupboard; door to the stairs rising and door to the breakfast kitchen. Radiator.

Breakfast Kitchen 10' 6" x 9' 9" (3.20m x 2.97m) Max

Double glazed window to rear aspect. Obscure double-glazed door to the rear aspect. Ceiling lights. Radiator. Range of wall and base units and work surface. Sink with drainer and mixer taps. Wall mounted gas fired boiler. Space and plumbing for washing machine and dishwasher. Space for fridge. Gas and electric points for installation of a cooker.



First Floor Landing

Door to family bathroom. Door to master bedroom. Stairs leading to attic bedroom.

Bedroom One 12' 4" x 9' 6" (3.76m x 2.89m) Max

Double glazed window to front aspect. Ceiling light. Radiator.

Bedroom Two (Attic) 9' 2" x 10' 10" (2.79m x 3.30m) into recess

Double glazed window to front aspect. Ceiling light. Radiator. Access to loft space.

Family Bathroom

Obscure double-glazed window to rear aspect. Panelled bath with shower over. Pedestal wash hand basin; low level w.c. Ceiling light. Radiator.

Patio Area

Low maintenance rear patio area with steps rising to allocated parking space.

Additional Information

The vendor has installed a linked in fire alarm system.

Directions to Parking

Drive past cottages on your right and turn right into Loughmill Road. Turn right into Bedford Close and follow road round to the right. Access into the drive for the cottage is on the left at the end of the cul-de-sac. The allocated parking space is the first space on the left.



Drive leading to parking



Parking space is first on left

Tenure: Freehold

Council Tax Band: B

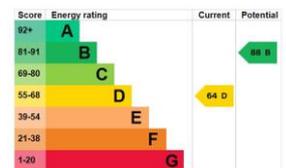
Broadband and Mobile information.

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 1EQ





Rowan Cottage, 7, Worcester Road, Pershore, WR10 1HQ



MISREPRESENTATION ACT 1991

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