



## Newlands, Pershore

- Two bedroom terrace house in need of modernisation/refurbishment
- Popular residential location and with a GARAGE
- Lounge
- Kitchen
- Garden room
- Two double bedrooms
- First floor bath and ground floor w.c.
- Deceptively large garden. NO UPWARD CHAIN

Offers in Excess of: £265,000

# Newlands, Pershore

\*\*POPULAR RESIDENTIAL LOCATION AND WITH A GARAGE\*\* This two bedroom mid-terrace house has been in the ownership of the same family for generations. The current owners since 1978 and the property is now in need of modernisation/refurbishment. In brief the property comprises lounge with bow window, dual aspect kitchen at the rear of the property, garden room and two double bedrooms on the first floor with w.c. on the ground floor. Garage with light and power and a deceptively large garden and within walking distance to the town centre. Pershore is a thriving town with amenities to include the beautiful Abbey and park, pubs, restaurants, supermarkets, independent shops, a theatre and schools. Easy access to motorway links and public transport with the new Worcestershire Parkway train station a ten-minute drive away. NO UPWARD CHAIN.

## Front

Steps up to entrance door. Wooden doors into the garage.

## Entrance Hall

Double glazed entrance door with obscure lunette panel. Stairs rising to the first floor. Glazed door into the lounge.

## Lounge - 15' 4" into chimney recess x 12' 8"

(4.67m x 3.86m)

Double glazed bow window to the front aspect. Chimney breast with living flame gas fire, wooden surround and tiled hearth. Under stairs storage. Two windows into the garden room. Two radiators.

## Rear Hallway with W.C. -

Window into the garden room. W.C. with wash hand basin and low flush w.c. Radiator.

## Kitchen - 9' 3" x 8' 8" (2.82m x 2.64m)

Dual aspect. Range of wall and base units surmounted by work surface. Stainless steel sink and drainer. Space for free standing cooker. Plumbing and space for dishwasher and washing machine. Wall mounted Baxi gas-fired boiler. Access into loft.

## Garden Room - 12' 6" x 7' 1" (3.81m x 2.16m)

Double glazed patio door into garden. Storage cupboard.

## Landing

Window to the rear. Loft access.

## Bedroom One - 15' 3" x 11' 1" (4.64m x 3.38m)

Dual aspect. Range of fitted wardrobes. Airing cupboard with shelving. Loft access. Two Radiators.

## Bedroom Two - 12' 10" x 10' 6" max (3.91m x 3.20m)

Double glazed window to the front. Radiator.

## Bathroom - 7' 11" x 6' 4" max (2.41m x 1.93m)

Obscure double glazed window to the front. Walk in shower cubicle with Triton electric shower. Pedestal wash hand basin. Low flush w.c. Radiator.

## Rear Garden

The enclosed rear garden is deceptively large. It is split into two sections with a large hedge. A pathway leads down the centre of the garden and to the area beyond the hedge. Viewing is essential. There is access into the rear of the garage from the garden.

## Garage

Double wooden doors to the front. Light and power. Single wooden door into the rear garden.

## Tenure

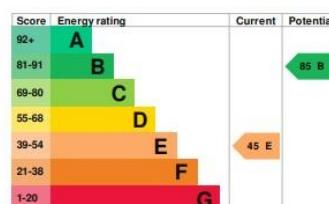
Freehold

## Council Tax Band

Band B



Total area: approx. 107.1 sq. metres (1152.9 sq. feet)



23 High Street, Pershore WR10 1AA  
Tel 01386 556506  
[www.nigelpooleestateagents.co.uk](http://www.nigelpooleestateagents.co.uk)

## MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.