



# Oak Cottage Persnore

Offers in Excess of £210,000

- Three-bedroom mid terrace character cottage WITH PARKING
- Original features throughout
- Cosy living room with views to Bredon Hill
- Breakfast kitchen
- Courtyard garden and off-road parking
- No onward chain
- Easy access to Persnore town, train station and the M5 motoway
- **\*\*VIEWING AVAILABLE 7 DAYS A WEEK\*\***

**Nigel Poole  
& Partners**

# Worcester Road

Pershore

Offers in Excess of £225,000

**\*\*THREE BEDROOM MID TERRACE CHARACTER COTTAGE WITH ORIGINAL FEATURES THROUGHOUT, VIEWS TO BREDON HILL AND PARKING\*\*** Entrance porch; living room; kitchen and pantry; three double bedrooms and a family bathroom. Courtyard garden and off road parking. 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. NO CHAIN.

## Front

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

**Entrance Porch** 3' 3" x 3' 5" (0.99m x 1.04m) Max

Entrance porch with pendant light. Door to the living room.

**Living Room** 13' 8" x 11' 1" (4.16m x 3.38m)

Double glazed to the front aspect. Original feature beams. Fire place surround with tiled hearth. Pendant light. Radiator. Wooden doors to the stairs; storage and step up to the inner hallway.



**Hallway** 3' 10" x 7' 5" (1.17m x 2.26m)

Wooden doors to the storage pantry; kitchen and family bathroom. Radiator.

**Family Bathroom** 5' 6" x 7' 9" (1.68m x 2.36m)

Pedestal hand wash basin with tiled splashback. Panelled bath with overhead mains fed mixer shower, glass bifold screen, part tiled walls. Low level w.c. Central heated towel rail. Extractor fan. Pendant light.



**Pantry Store** 2' 6" x 7' 1" (0.76m x 2.16m)

Pendant light fitting. Single glazed window to the kitchen.

**Kitchen** 9' 7" x 14' 3" (2.92m x 4.34m)

Double glazed window to the rear aspect. Obscure double-glazed composite door to the rear. Range of wall and base units with work top and built in extractor fan. Stainless steel sink and drainer with mixer tap. Breakfast bar. Space and plumbing for an electric oven, fridge/ freezer, dishwasher and washing machine. Gas fired 'Baxi Duo-Tec' boiler. Pendant light fitting. Radiator.



## Bedroom One 11' 3" x 11' 2" (3.43m x 3.40m)

Double glazed window to the rear aspect. Original feature beams and wooden door. Pendant light fitting. Radiator.

## Bedroom Two 11' 5" x 10' 8" (3.48m x 3.25m) Max

Double glazed window to the front aspect with views to Bredon Hill. Original feature beams. Wooden doors to the storage cupboard and stairs raising up to bedroom three. Pendant light fitting. Radiator.



## Bedroom Three 12' 2" x 11' 7" (3.71m x 3.53m) Max

Double glazed window to the front aspect with views to Bredon Hill. Pendant light fitting. Radiator.



## Garden

Private low maintenance garden with steps rising to the parking area. Garden Shed.



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 1HQ

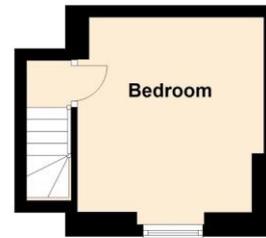




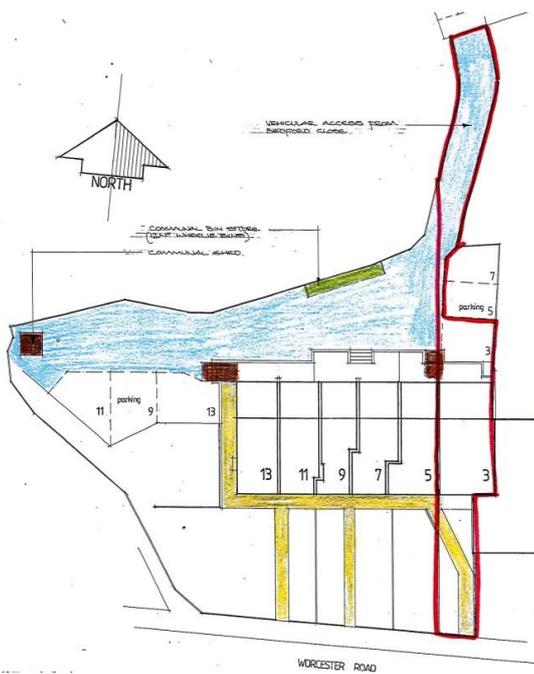
**Ground Floor**  
Approx. 39.5 sq. metres (425.1 sq. feet)



**First Floor**  
Approx. 24.6 sq. metres (264.5 sq. feet)



**Top Floor**  
Approx. 13.0 sq. metres (139.5 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

### 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, and a buyer will be sent a link to the supplier's portal. The cost of these checks is £30 per person 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.



### MISREPRESENTATION ACT 1991

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