



Newlands, Pershore

Asking Price: £225,000

- ****SERIOUS OFFERS CONSIDERED****
- Grade II Listed Georgian Cottage
- Two bedroom mid-terrace cottage with original features throughout
- Cosy lounge with inglenook fireplace
- Kitchen with French doors to the garden
- Wild garden with mature planting along with a patio seating area
- Within easy walking distance of Pershore town centre
- Ideal for first time buyers or downsizing
- NO ONWARD CHAIN

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Newlands

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****GRADE II LISTED GEORGIAN TWO BEDROOM MID-TERRACED COTTAGE**** Steeped in history this grade II listed cottage known as 'Celandine' in Pershore town centre is in a prime location. Cosy lounge with exposed brick inglenook fireplace; kitchen with French doors to the rear garden; on the first floor there are two bedrooms and family shower room. Rear garden with mature planting including fruit trees, greenhouse and wooden shed; outside rear porch and covered side access. NO ONWARD CHAIN. Within walking distance to Pershore town centre which has an array of independent retailers, restaurants, leisure facilities, schooling, medical facilities, Pershore Abbey and park. Easy access to Pershore train station, Worcestershire Parkways train station and excellent links to the motorway.

Front

Gated access to the open porch; door to the passageway and front door.

Lounge 11' 4" x 17' 0" (3.45m x 5.18m) Max

Window to the front aspect with wooden shutters. Inglenook fireplace with fire guard; alcove and under stairs storage; pendant light fitting; radiator. Stairs rising to the first floor; open to the rear hallway.



Rear Hallway 3' 9" x 3' 7" (1.14m x 1.09m)

Door to the kitchen and rear porch; pendant light fitting.

Kitchen 11' 1" x 8' 9" (3.38m x 2.66m)

Double glazed French doors to the rear garden. A range of wall and base units surmounted by worktop; stainless steel sink and drainer; integrated gas hob, 'Indesit' electric oven and grill above; space for a fridge/ freezer, space and plumbing for a slim line dishwasher. Wall mounted 'Worcester Bosch' gas fired boiler; down lights; radiator.

Garden

Mature planted wild garden with apple and plum trees; green house; patio seating area. (56 Newlands has right of access through the passageway and gated access to their garden).



Rear Porch 11' 6" x 7' 1" (3.50m x 2.16m) Max

Covered porch area with wall light, door to the rear porch and alleyway.

Alleyway 14' 2" x 3' 5" (4.31m x 1.04m)

Enclosed alleyway; pendant light; watering tap. Door to the front and rear.

Landing 9' 1" x 5' 11" (2.77m x 1.80m)

Doors to the bedrooms and shower room.

Bedroom One 16' 5" x 8' 5" (5.00m x 2.56m) Max

Double glazed window to the front aspect. Vaulted ceiling; pendant light fitting; radiator.

23 High Street, Pershore WR10 1AA

Bedroom Two 10' 11" x 8' 4" (3.32m x 2.54m)

Double glazed window to the rear aspect with wooden shutters. Built in wardrobe; pendant light fitting; radiator.



Shower Room 8' 2" x 6' 6" (2.49m x 1.98m)

Double glazed window to the rear aspect with wooden shutters. Walk in 'Triton' electric shower with tiled walls and glass screen; pedestal hand wash basin with mixer tap; low level w.c. Bidet; down lights; extractor fan; radiator.

Tenure: Freehold

Council Tax Band: B

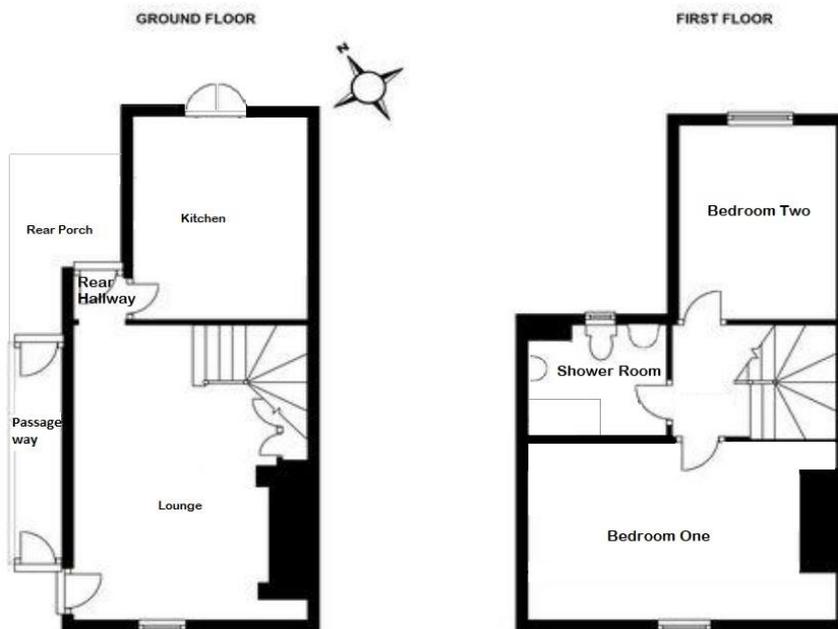
Broadband and Mobile Information:

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 1BW

About Pershore

Pershore is renowned for its outstanding Georgian buildings and the beautiful Pershore Abbey and Abbey Park. The town's tranquillity is helped by being surrounded by beautiful countryside and picturesque villages – including the wonderful Avon Meadow Community Wetlands – and is a haven for cyclists and ramblers. Pershore is a town renowned for its independent shops which offer the discerning shopper an extensive range of purchases. There are also many specialist shops, welcoming pubs and restaurants, along with the monthly 'Broad Street market.' During August visitors will be able to purchase the town's most famous fruit – the Pershore plum – that is also celebrated during a month-long award-winning festival.





TOTAL AREA: APPROX. 67.0 SQ. METRES (721.6 SQ. FEET)

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 to ensure checks are HMRC compliant. The cost of these checks is £60 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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 75 C |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



MISREPRESENTATION ACT 1991

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