



6 Avon Bank Cottages Avon Bank, Pershore, WR10 3JP

Offers in excess of £375,000









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# 6 Avon Bank Cottages Avon Bank

Pershore, WR10 3JP

- A greatly extended rural property on the edge of Pershore
- Ample parking
- Must be viewed to be appreciated
- South facing rear garden
- Flexible downstairs living
- Stunning countryside views
- Rural living at its finest

## A GREATLY EXTENDED RURAL PROPERTY WITH GLORIOUS OPEN VIEWS TO THE REAR

An excellent opportunity to acquire a charming rural property, nestled within a small and peaceful enclave of similar homes on the outskirts of Pershore. The house has been thoughtfully updated and tastefully extended by the current owners, creating a warm and welcoming environment. Offering impressive and versatile ground-floor living space, the layout can be easily adapted to suit a variety of lifestyles and buyer needs, making it an ideal home for both family life and entertaining.

The property is arranged to provide well-planned and flexible accommodation. On the ground floor, the entrance hall leads through to a modern fitted kitchen and a comfortable living room. A particular highlight is the stunning family room, complete with bi-folding doors opening onto the garden and a striking roof lantern that floods the space with natural light. This room offers fantastic versatility and could also be utilised as a ground-floor bedroom if desired. In addition, there is a convenient shower room and a useful utility room.

Upstairs, the first floor offers three generously proportioned bedrooms, complemented by a well-appointed family bathroom. Outside there is ample parking, front garden and rural back gardens overlooking open countryside.



## Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band C

EPC Rating: C

## Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.





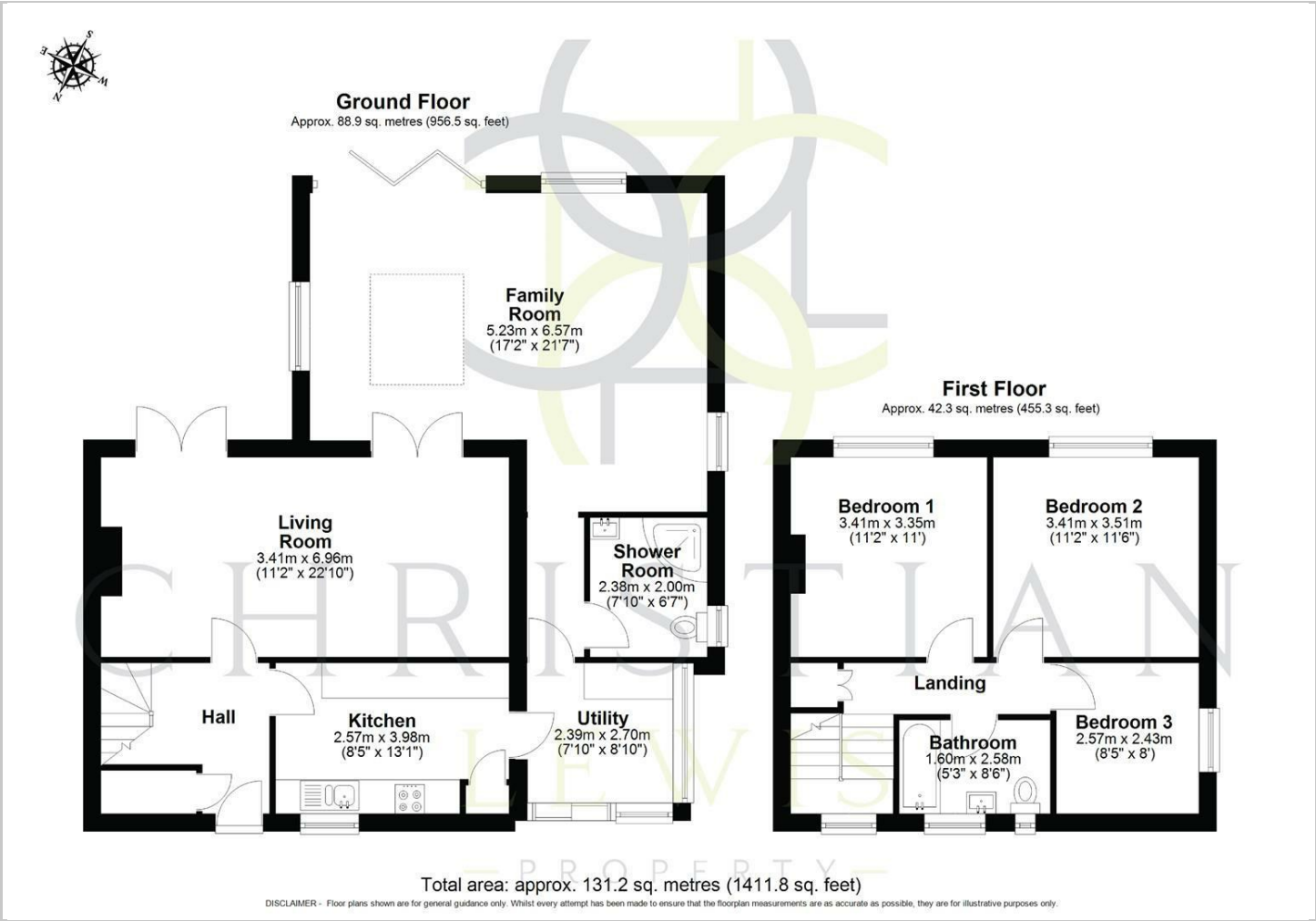




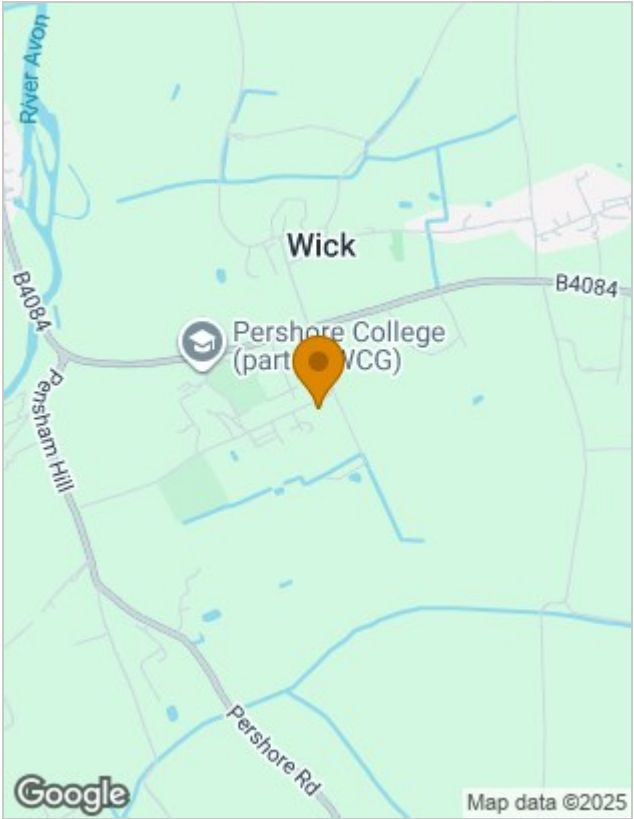


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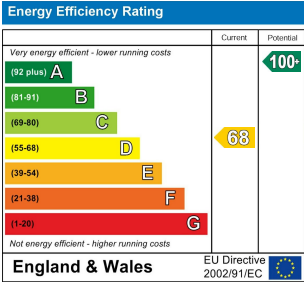
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Evesham Office on 01386 442929 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.