



96 High Street, Pershore, WR10 1EA

Guide price £220,000





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# 96 High Street

## Pershore, WR10 1EA

- Chain Free
- 2 Bedroom, Mid Terrace Victorian Cottage
- Private Rear Garden
- Additional Loft Store Room
- Neutral Décor Throughout
- Pershore Town Centre
- Character Charm
- Modern Shaker Style Kitchen
- Electric 'Log Burner Style' Fire
- Perfect For First Time Buyers, Downsizers & Investors.

Nestled in the heart of Pershore High Street, this charming mid-terrace Victorian cottage, built in 1850, offers a delightful blend of character and comfortable living. Spanning approximately 792 square feet, the property features offers two bedrooms, alongside a family bathroom and additional loft room.

Entrance into the hallway, with doorway into the cosy living room. Complete with wooden flooring, electric 'log burner style' freestanding fire and beam features its the perfect spot for relaxing after a busy day.

The hallway flows through to the well designed kitchen diner. Complete with a variety of light grey shaker style wall and floor units, and spaces for both white goods and a dining table. Wrap around stairs which elevate to the first floor are also located within this room providing additional understairs storage. The kitchen diner is accompanied by a useful utility style room with plumbing for a washing machine and the boiler, alongside an external wc.

On the first floor you will find two bedrooms and the family bathroom. Bedroom 1, located at the front of the property spans the width and is a lovely size double, bedroom 2 located at the rear is a single bedroom, or could be utilised as a home office or walk in wardrobe. The bathroom is offered with bath, over bath shower, basin and wc.

In addition to the two bedrooms on the first floor, there is an additional loft room on the second floor of the property which sits in the eaves, with wonderful beam details, Velux window and an electric heater. This room is accessed via pull down steps/ladders.

Externally, the property continues to charm with its multi levelled garden established with plants, shrubs and trees. It offers two patio areas, one immediately outside of the rear door, and a decked area to the top of the garden.

The property is offered to the market chain free, with its neutral décor, and low maintenance flooring throughout it must be seen to be appreciated.



#### Important Additional Information

Tenure: We understand that the property for sale is freehold

Local Authority: Wychavon District Council

Council Tax Band: We understand that the Council Tax Band for the property is Band B  
EPC Rating D

#### 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.

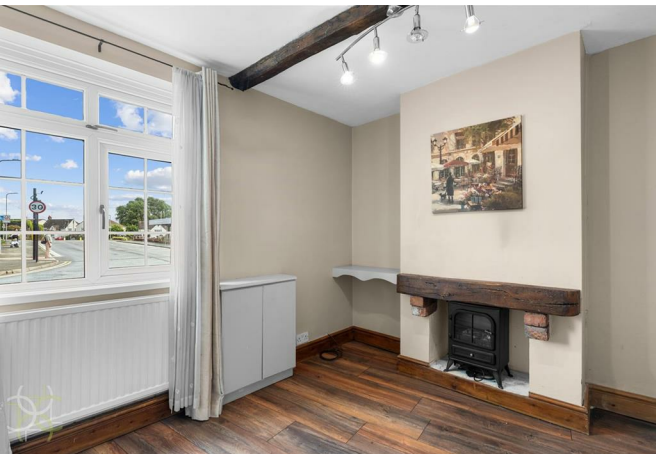
Pershore

Discover Pershore: The Heart of the Vale of Evesham

Nestled along the scenic banks of the River Avon, Pershore is Worcestershire's premier Georgian gem. This vibrant market town effortlessly blends rich medieval history, breath taking natural beauty, and a bustling independent culture, making it the perfect destination for a day trip, weekend getaway, or idyllic place to call home.

Why You'll Love Pershore:

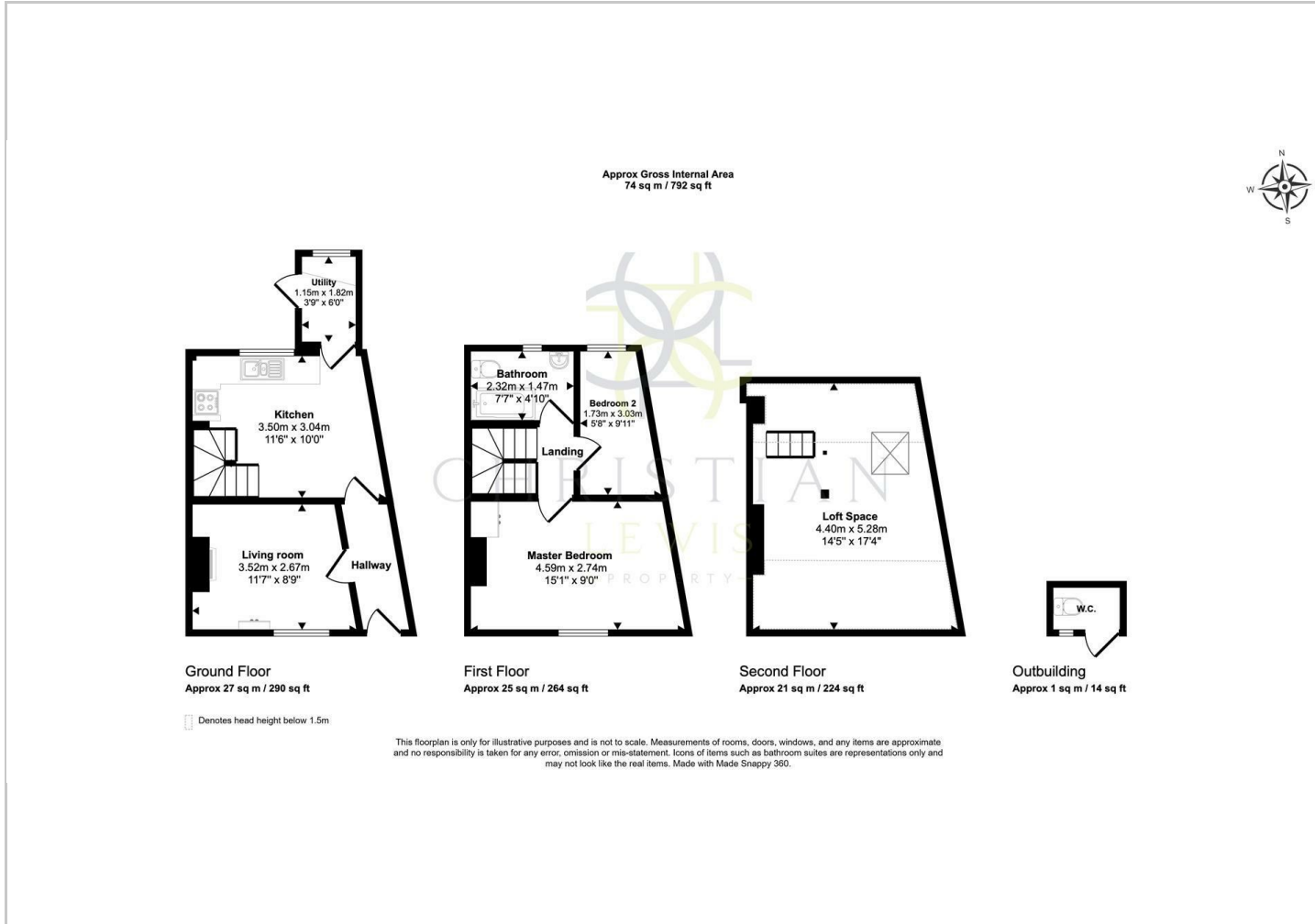
**Stunning Georgian Charm:** Take a stroll down the historic High Street, famous for its elegant, beautifully preserved Georgian architecture and boutique shops. **The Majestic Pershore Abbey:** Explore over 1,300 years of history at the town's centrepiece, featuring a magnificent medieval lantern tower and tranquil surrounding gardens. **Home of the Plum:** Experience the town's famous fruit heritage, culminating every August in the award-winning, vibrant Pershore Plum Festival. **Vibrant Arts & Culture:** Catch a live show, independent film, or art exhibition at Number 8, the community-led creative hub in the centre of town. **Breath taking Nature:** Escape into the outdoors with peaceful walks through the Avon Meadow Wetlands or the ancient trails of Tidesley Wood.



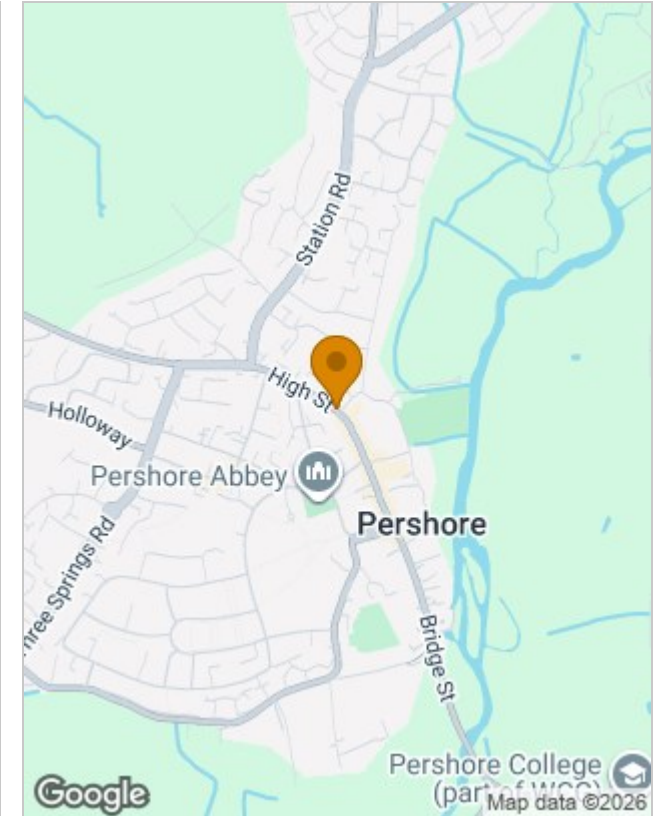




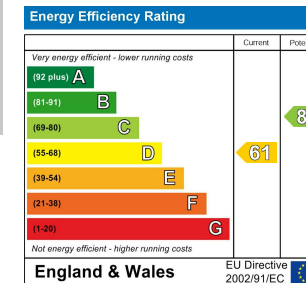
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Pershore Sales Office on 01386 555368 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.