



4 Mount Pleasant Barns Mount Pleasant, Pershore, WR10 1PR

Guide price £305,000





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## Pershore, WR10 1PR

- Converted Barn
- End Terrace
- Rural Aspect with Distant Views to Malverns & Beyond
- Single Garage
- Gas Central Heating
- 3 Bedrooms
- Chain Free
- Front Garden
- Traditional Features

Nestled in the charming area of Mount Pleasant, Pershore, this delightful three-bedroom end terrace barn conversion offers a unique blend of character and modern living. Spanning an impressive 748 square feet, this property, built in 1880, has been thoughtfully renovated to showcase stunning features that reflect its rich history while providing all the comforts of contemporary life.

Upon entering, you are greeted by an entrance porch, ideal for storage of coats & shoes, through to the well-presented reception room that exudes warmth and charm with its open brick fireplace complete with gas connection, making it the perfect space for relaxation or entertaining guests. On the first floor, the property boasts three bedrooms all with ceiling 'velux' windows allowing light to flood through. Additionally on the first floor is the modern shower room for ease of access, combined with a WC on the ground floor.

One of the standout features of this barn conversion is its chain-free status, allowing for a smooth and hassle-free purchase. The property is ideally situated close to the town centre, providing easy access to local amenities, shops, and transport links, making it perfect for those who appreciate the convenience of urban living.

Outside, you will find a lovely garden, ideal for enjoying the fresh air or hosting summer gatherings. Additionally, the property includes parking for one vehicle and a garage, offering ample space for storage or additional parking needs.

It truly needs to be viewed to be appreciated.



### Important 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 D

EPC Rating: C

(SALES) Important Additional Information

### 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.

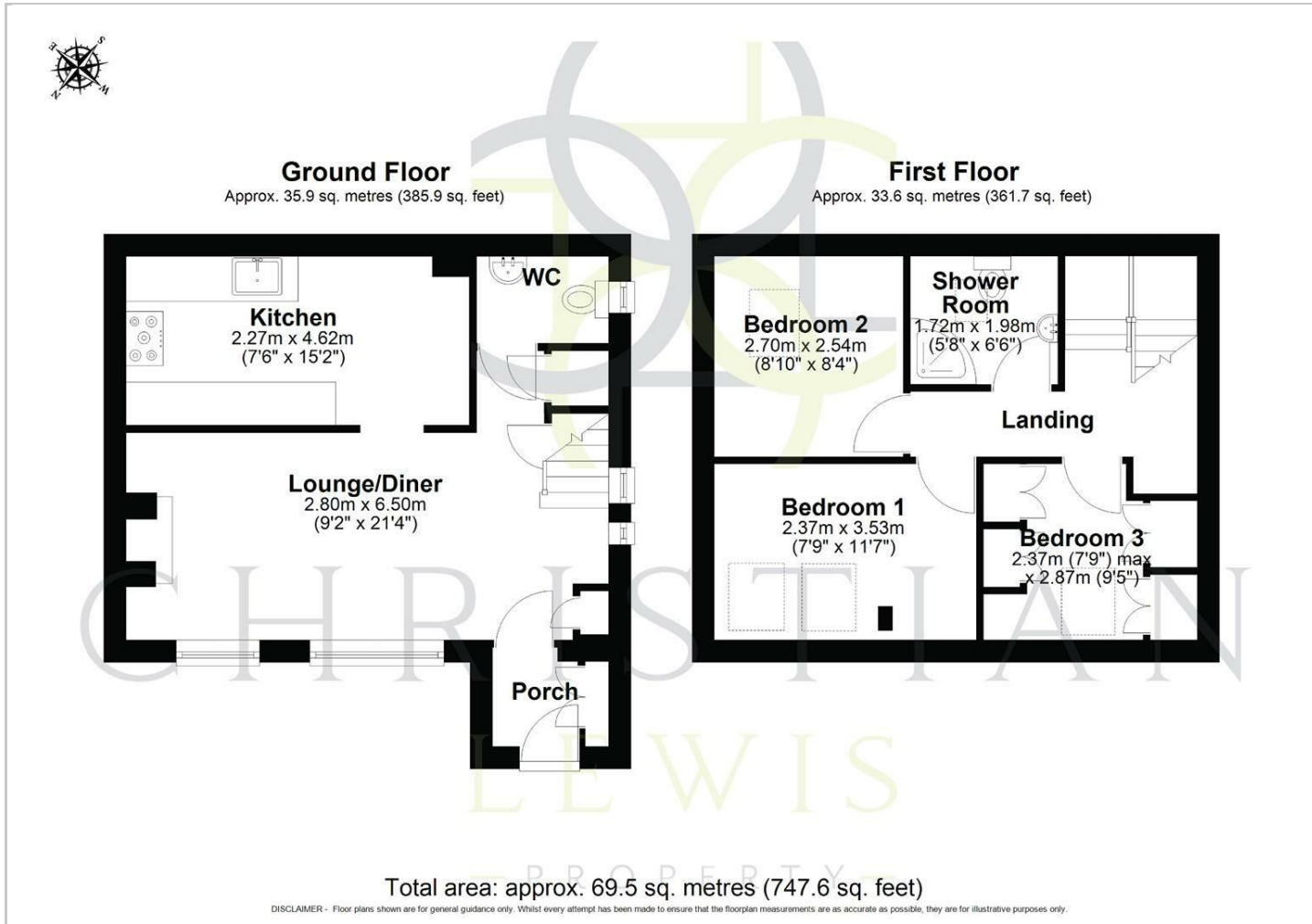
\*\*\* SOME IMAGES HAVE BEEN DIGITALLY ENHANCED \*\*\*







## Floor Plans



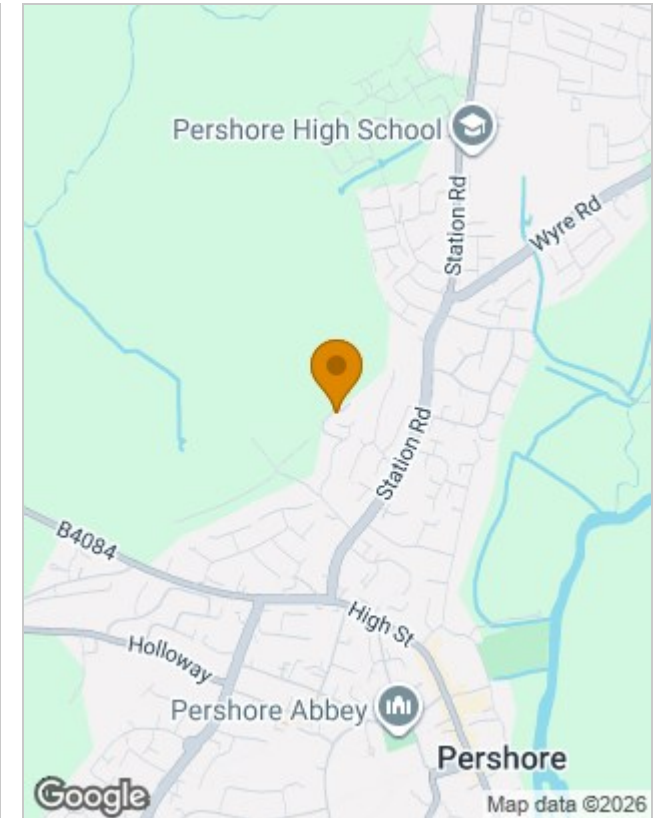
## Viewing

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.

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## Location Map



## Energy Performance Graph

