



78 Newlands

Pershore, WR10 1BP

Offers over £200,000



CHRISTIAN
LEWIS
—PROPERTY—

78 Newlands

Pershore, WR10 1BP

HUGE POTENTIAL TO PUT YOUR OWN STAMP ON A PROPERTY - CALLING ALL FIRST TIME BUYERS!

This charming period cottage offers excellent potential for modernisation and improvement, providing a well-planned and functional layout throughout. The ground floor features an open-plan sitting room flowing seamlessly into the dining area, creating a welcoming and versatile living space. An enclosed stairway leads to the first floor, while a door from the dining area provides access to the kitchen/breakfast room, which benefits from a practical layout and a further rear access door, ideal for everyday convenience.

To the first floor, the property comprises two well-proportioned bedrooms and a family bathroom. Retaining its period character, the cottage presents an excellent opportunity for purchasers to update and personalise the accommodation to suit their own tastes and requirements.





Additional Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: B

EPC Rating: E

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.

Floor Plan



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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

14 Broad Street, Pershore, Worcestershire, WR10 1AY
Tel: 01386 555368 Email: pershore@christianlewisproperty.co.uk www.christianlewisproperty.co.uk

Area Map



Energy Efficiency Graph

