



142 High Street, Pershore, WR10 1EE

Guide price £185,000

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142 High Street

Pershore, WR10 1EE

- CHAIN FREE
- TERRACE COTTAGE
- OPEN FIRE
- TOWN CENTRE LOCATION
- 2 BEDROOMS
- LONG PRIVATE GARDEN
- IDEAL INVESTMENT OPPORTUNITY
- LARGE LIVING/DINING ROOM

CHAIN FREE || INVESTORS || FIRST TIME BUYERS || DOWNSIZERS

Nestled in the heart of Pershore, this charming mid-terrace cottage, built pre 1900, offers a delightful blend of character and modern living. Spanning an impressive 831 square feet, the property is well proportioned and offers a great balance between indoor and outdoor space.

Entrance through the front door into the spacious living room, complete with open fire. This room offers versatility and practicality with space for a dining area too alongside understairs cupboard for storage. Through to the kitchen complete with a variety of wall and floor units and back door leading to the rear garden. To complete the ground floor, there is a WC with boiler for convenience.

To the first floor you will find 2 bedrooms - 1 a generous size double to the front of the property with feature fireplace, and a good size single to the rear. The family bathroom is also located on the first floor, with full 3 piece suite and a shower over bath.

Externally, the long garden provides a wonderful outdoor space, ideal for gardening enthusiasts or those who simply wish to enjoy the fresh air. Predominantly laid to lawn, with a variety of established shrubs and multi level design.

Its town centre location means you are just a stone's throw away from local amenities, shops, and eateries, making it a convenient choice for everyday living.

This property is chain free, presenting a fantastic opportunity for first-time buyers or investors looking to add to their portfolio. With its historical charm and prime location, this really must be seen to be appreciated.



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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.

AML Regulations

In accordance with current Anti-Money Laundering and KYC Regulations, all successful purchasers will be required to complete an identity and source of funds verification process.

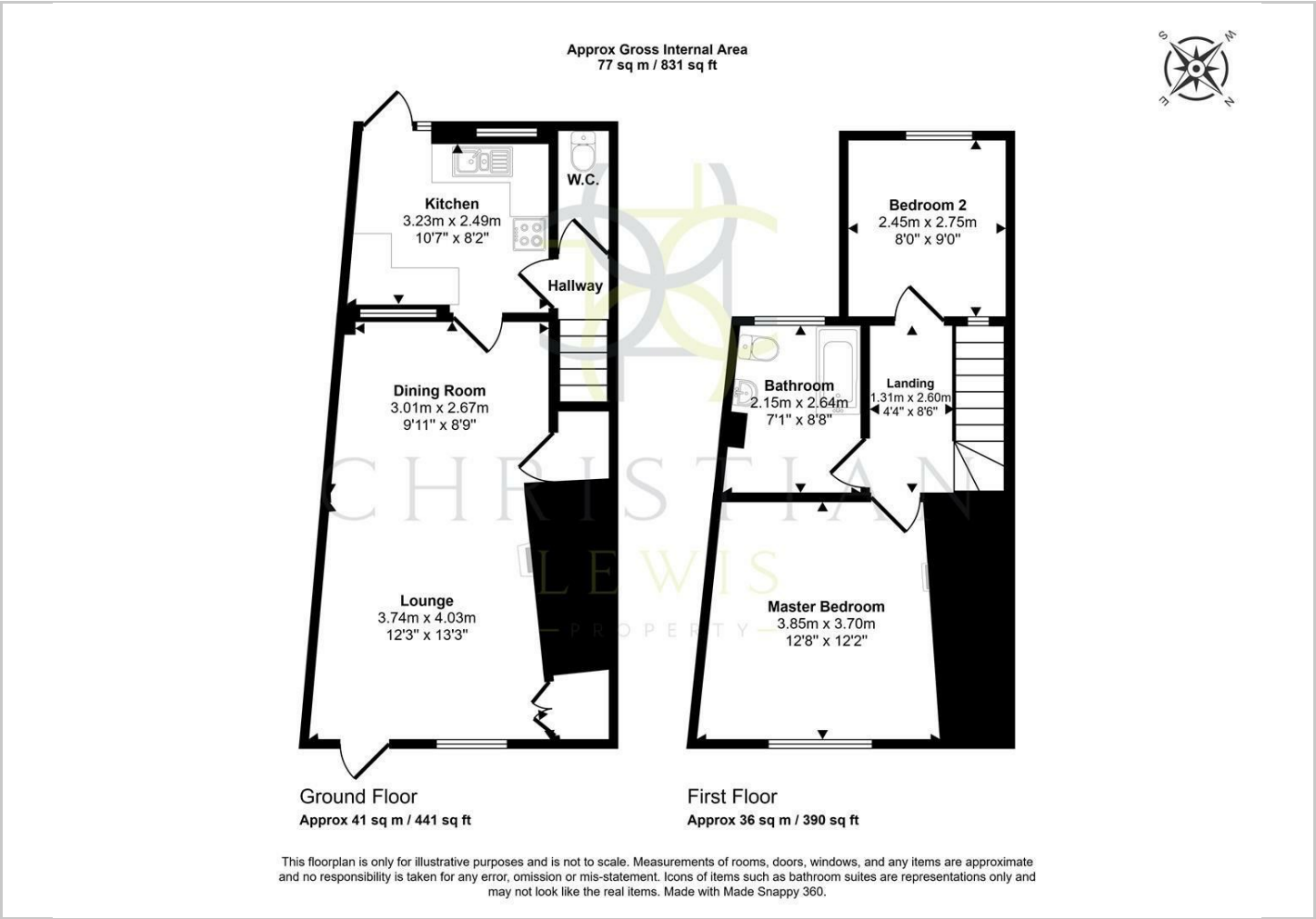
A non-refundable AML verification fee of £60 (including VAT) per purchaser is payable upon acceptance of an offer and prior to the issue of the Memorandum of Sale. This fee covers electronic identity verification, sanctions screening, Politically Exposed Person (PEP) checks, and administrative processing.

Please note that the AML fee is payable by each individual purchaser and is non-refundable as outlined in our terms and conditions. Copies of this are available by contacting the office.





Floor Plans



Viewing

Please contact our Pershore 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

