



78 Newlands, Pershore, WR10 1BP

Offers over £200,000

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CHRISTIAN  
LEWIS

Offers over £200,000

# 78 Newlands

Pershore, WR10 1BP

- Tremendous potential - an ideal first project or someone looking to put their own stamp on a property
- Two double bedrooms
- Period and attractive red brick
- Popular location, close to town
- Private rear garden
- Calling all first time buyers

**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

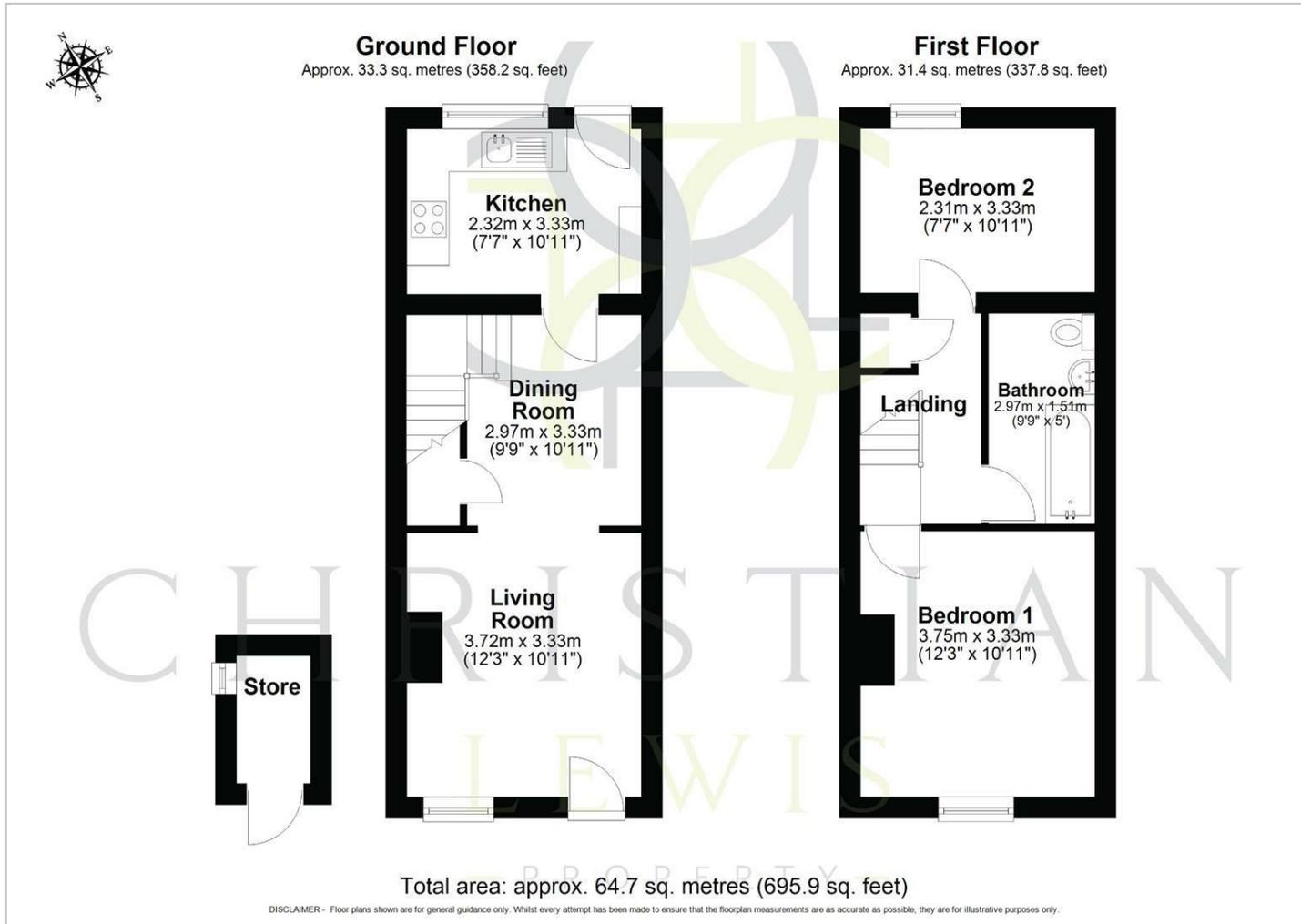
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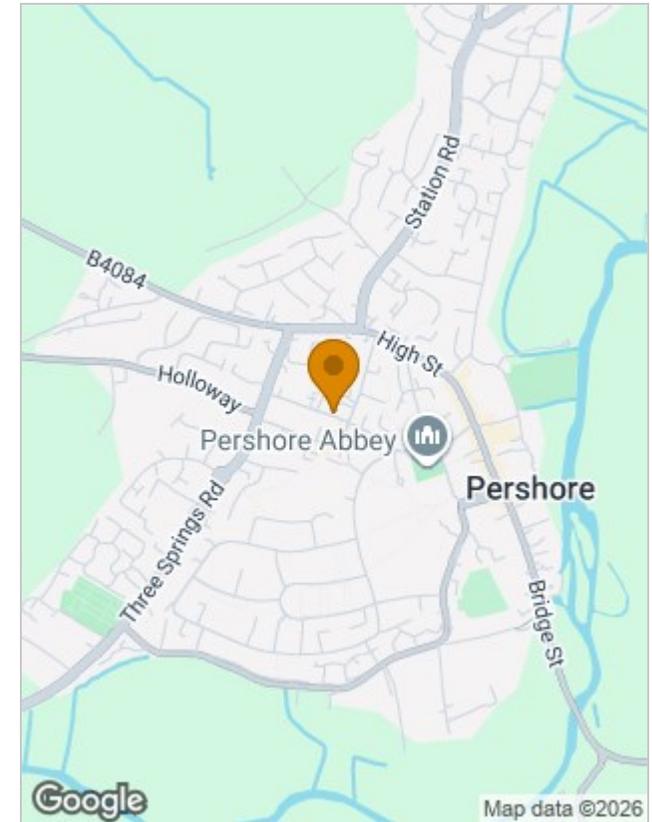




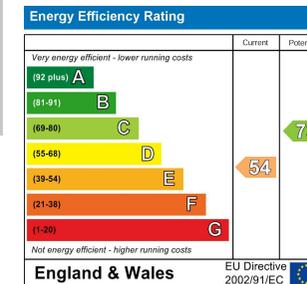
## Floor Plans



## 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.