



78 Newlands, Pershore, WR10 1BP

Offers over £190,000

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CHRISTIAN
LEWIS
—PROPERTY—



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.



Offers over £190,000



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.

Important Information

Tenure: Freehold

Local Authority: Wychavon District Council

Council Tax Band: B

EPC Rating: E

DISCLAIMER

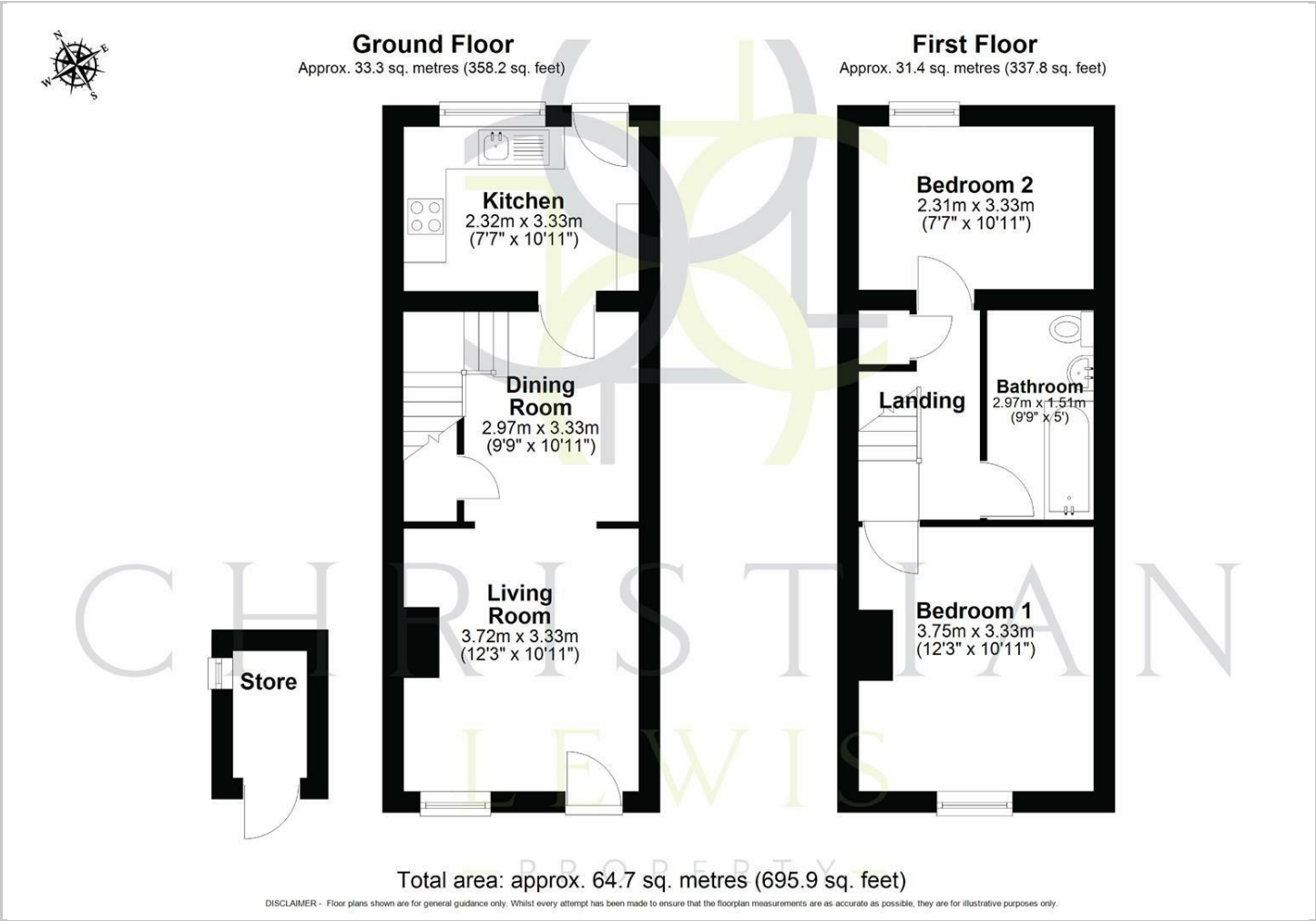
Whilst we make enquiries with the Seller to ensure the information provided is accurate, Christian Lewis makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained 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 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

