



Pixie Cottage 40 Bridge Street

Pershore, WR10 1AT

Guide price £189,950



CHRISTIAN
LEWIS
—PROPERTY—

Pershore, WR10 1AT

Nestled on the historic Bridge Street in the heart of Pershore, Pixie Cottage is a charming two-bedroom home that beautifully combines character with modern living. Pershore itself is a picturesque market town, renowned for its elegant Georgian architecture, stunning Abbey, and rich heritage dating back over a thousand years, offering a truly desirable setting to call home.

Upon entering the property, you are welcomed by a useful entrance porch, perfect for the storage of coats and shoes, leading through to the well-presented reception area. The open-plan layout enhances the sense of space and flow, making it perfectly suited to modern lifestyles.

This delightful cottage has been thoughtfully modernised and is presented to a high standard throughout. The ground floor offers bright and spacious open-plan living, with a stylish kitchen and living area designed to maximise natural light, creating a warm and inviting space ideal for both relaxing and entertaining.

To the first floor, there are two well-proportioned bedrooms, with bedroom one bedroom benefiting from built-in wardrobes. A contemporary family bathroom completes the accommodation.

Ideally located within walking distance of Pershore's thriving high street, the property enjoys easy access to a variety of independent shops, cafés, and local amenities, as well as beautiful riverside walks.

Pixie Cottage offers a wonderful opportunity to enjoy characterful living in a sought-after location and is not to be missed.





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 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.

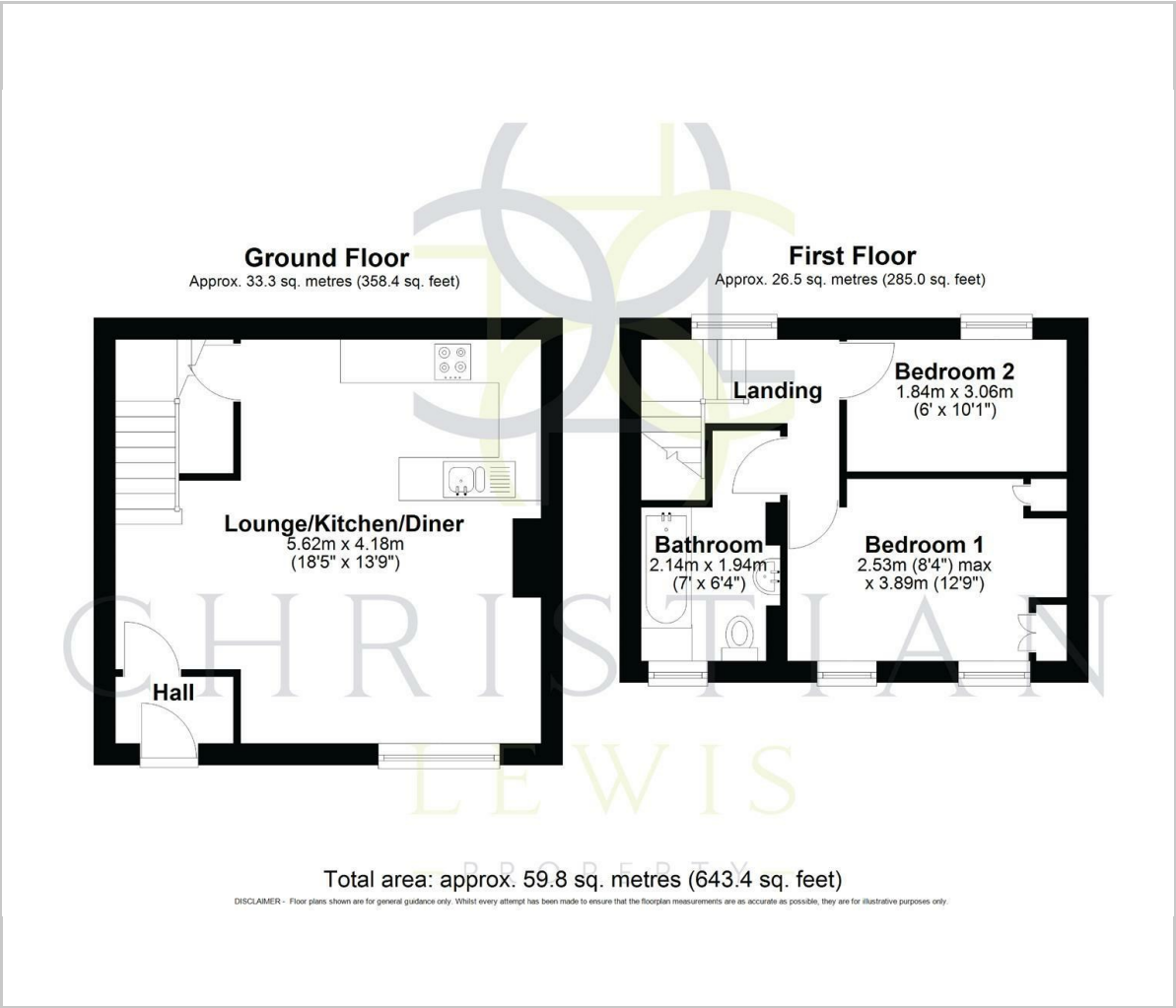
AML Regulations

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 £30 (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 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.

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Area Map



Energy Efficiency Graph

