



Head Street, Pershore, WR10 1DA

Ref: 27109545

£220,000

This modern two-bedroom home is situated in the much sought-after Georgian market town of Pershore, close to various shops, the park, the Abbey, and other amenities.

Telephone: 01905 616330
Email: info@sheltonandlines.co.uk
37 Droitwich Road, Worcester, WR3 7LG

 **Shelton & Lines**
ESTATE AGENTS

Gallery



Property Description

The living room at the front of the property boasts a box bay window, perfect for relaxing and watching the world go by. At the rear, you'll find a spacious kitchen with a large understairs storage area.

Upstairs, there are two double bedrooms, both well-presented, and a newly installed shower room.

The property also has an allocated parking space and additional visitor spaces, while the low-maintenance rear garden features a patio area for seating and an additional storage shed.

The property is Leasehold, held on an original 999 year lease.

The Freehold of the development is owned by the residents via The Old Market Court Management Company. There is a quarterly service charge of £155.75, which covers buildings insurance and maintenance of the common areas.

Council Tax Band B - Wychavon Council

Entrance Hall

Living Room - 14' 6" x 10' 9" (4.42m x 3.28m) 14

Kitchen - 14' 6" x 9' 0" (4.42m x 2.74m)

Bedroom 1 - 14' 6" x 9' 0" (4.42m x 2.74m)

Bedroom 2 - 10' 8" x 8' 8" (3.25m x 2.64m)

Shower Room

Agents Note - Please note that a Buyers Fee of £480 including VAT is payable at the point of an offer being accepted to Shelton & Lines – for terms and conditions please see Shelton & Lines website under the Sales Tab and "Buyer's Info" page.

General Information - Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. Accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are travelling some distance to view the property. **FIXTURES AND FITTINGS** All items not specifically mentioned within these details are to be excluded from the sale. Any mention of services/appliances within these details does not imply they are in full and efficient working order and no testing has been done by the Agent.

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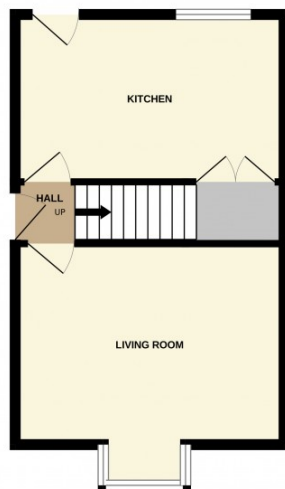
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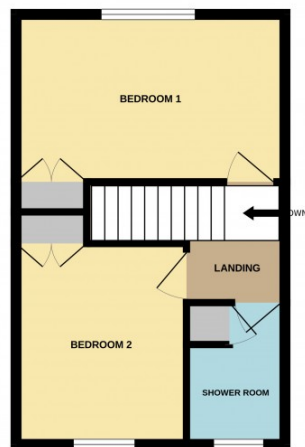


FloorPlans

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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