



**Rail Ground, Pershore, WR10 1HL**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

A traditional well proportioned & well presented semi detached family home with great potential to extend (subject to relevant PP), situated in a convenient location with easy access to the town centre, national road and rail networks.

The accommodation in brief comprises:

Entrance Hall  
Lounge  
Kitchen Dining Room  
WC/Cloakroom  
Conservatory/side entrance  
Three Bedrooms  
Bathroom

Outside, to the front of the property is a driveway providing off road parking for 2+ cars with a raised shrub borders in turn accessing the front door and a side/rear gated access.

To the side/rear of the property is an enclosed garden predominately laid to lawn with shrub bed and wooded garden shed. Paved patio area. Great potential for a side extension subject to planning permission. Private westerly aspect.

Services: Mains gas, electric, water and drainage are connected to the property. Central heating & double glazing is installed.





# Key Features

- No Onward Chain - A traditional semi detached family home
- Great potential for extending - subject to planning permission
- Off road parking 2+ cars
- Convenient location with easy access to Pershore town centre
- Lounge & Kitchen Dining Room
- Cloakroom & Conservatory/side entrance
- Three Bedrooms
- Family Bathroom
- Private gardens - private westerly rear aspect
- Viewing highly recommended

**Offers In Excess Of  
£245,000**

EPC Rating -

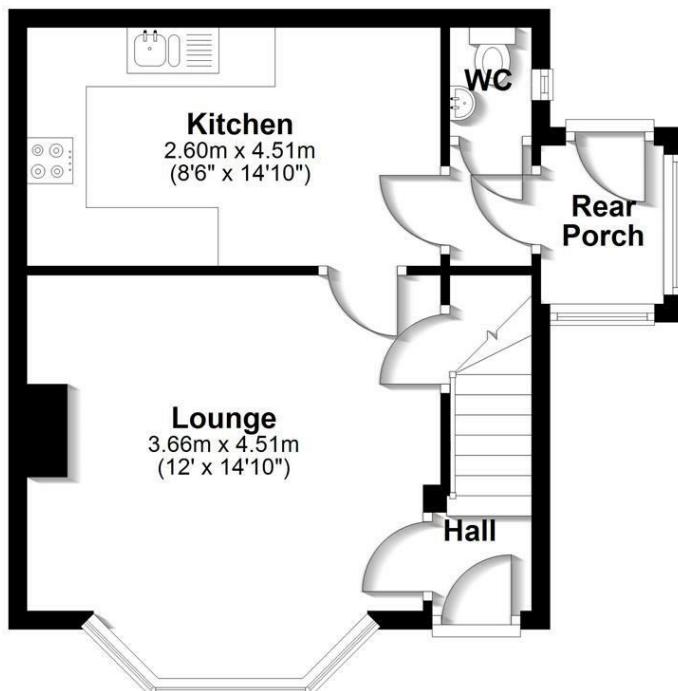
Tenure - Freehold

Council Tax Band - B

Local Authority -  
Wychavon

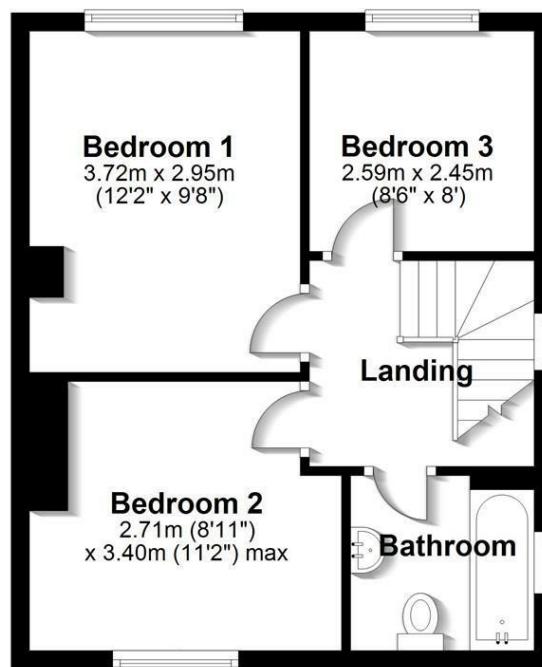
## Ground Floor

Approx. 37.8 sq. metres (406.9 sq. feet)



## First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 74.5 sq. metres (802.3 sq. feet)

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