



Newlands, Pershore, WR10 1BW

SHELDON  
BOSLEY  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

**\*\* NO ONWARD CHAIN \*\*** This delightful two bedroom mid-terrace house offers a perfect blend of character and modern living.

The accommodation in brief comprises:

Lounge/Diner  
Kitchen/Breakfast Room  
Bathroom  
Two Bedrooms  
Rear Garden

Upon entering, you are welcomed into a cosy lounge that exudes warmth and charm.. The well-appointed kitchen is conveniently located adjacent to the lounge, providing a functional area for culinary pursuits. The property features a thoughtfully designed bathroom, ensuring convenience for all residents.

One of the features of this home is the lovely rear garden, perfect for enjoying the outdoors. Additionally, the property is just a stone's throw away from the historic abbey, allowing for leisurely strolls and a taste of local heritage.

With its prime location in Newlands, this mid-terrace house offers easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This property presents a wonderful opportunity to own a piece of history while enjoying the comforts of modern living. Don't miss the chance to make this charming house your new home.







## Key Features

- NO ONWARD CHAIN
- CHARACTER MID TERRACE
- THREE STOREY
- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- PRIVATE REAR GARDEN
- SIDE ACCESS TO THE REAR
- STONE THROW FROM THE HISTORIC ABBEY
- CLOSE TO LOCAL AMENITIES
- VIEWING HIGHLY ADVISED

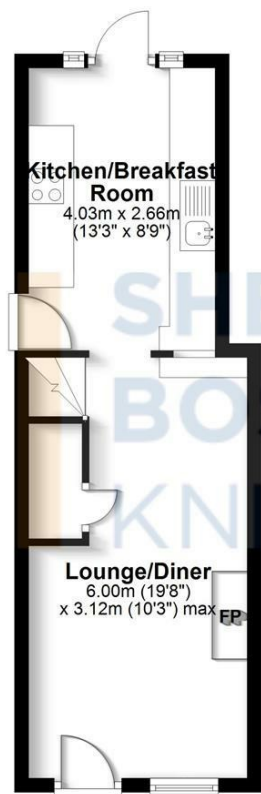
**Guide Price**  
**£210,000**





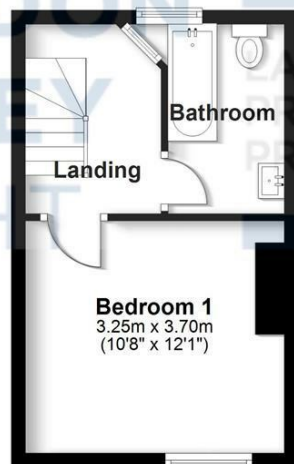
### Ground Floor

Approx. 29.7 sq. metres (319.8 sq. feet)



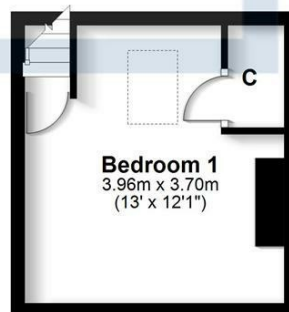
### First Floor

Approx. 22.4 sq. metres (240.8 sq. feet)



### Second Floor

Approx. 14.6 sq. metres (157.3 sq. feet)



Total area: approx. 66.7 sq. metres (718.0 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority  
Wychavon CC





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