

FOR SALE



The Old Saddlery, 64B High Street, Pershore, WR10 1DU

1 Bedroom, 1 Bathroom, House

£169,950

MARTIN&CO



- Freehold semi-detached cottage
- Double bedroom
- Bathroom
- Living room
- Fitted kitchen diner
- Side hall
- Toilet
- Electric central heating
- Mostly PVC double glazed
- Council Tax band A
- EPC band D

This freehold period semi-detached cottage is currently let under a periodic tenancy and offers potential for an investment buyer, being located just off High Street in the heart of Pershore.

The character cottage offers spacious accommodation of approximately 600sqft, comprising: a living room, fitted kitchen diner, side hall and a toilet on the ground floor; and a landing, double bedroom and a bathroom on the first floor.

The property further benefits from the ownership of a parking space in the courtyard to the front electric central heating and has mostly PVC double glazed windows.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR

LIVING ROOM 3.91m x 3.50m (12'9" x 11'6")

FITTED KITCHEN DINER 3.15m x 3.00m (10'4" x 9'10")

SIDE HALL 1.04m x 0.86m (3'5" x 2'10")

TOILET 2.17m x 0.84m (7'1" x 2'9")

FIRST FLOOR

LANDING 4.25m x 1.03m (13'11" x 3'5")

DOUBLE BEDROOM 11'6" x 10'1"

BATHROOM 3.38m x 2.04m (11'1" x 6'8")

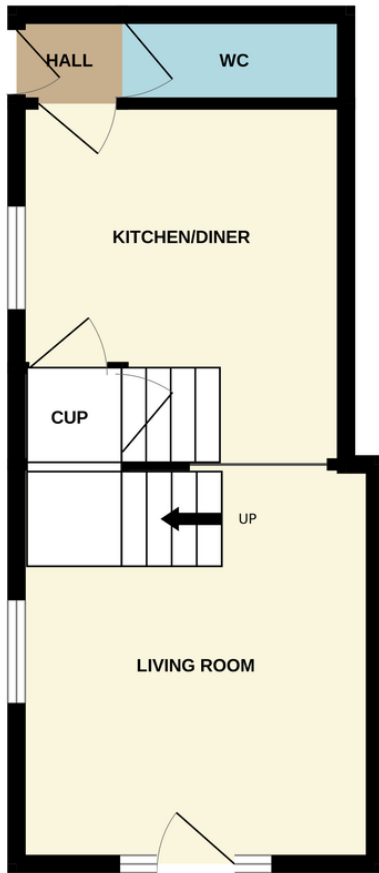
OUTSIDE

PARKING

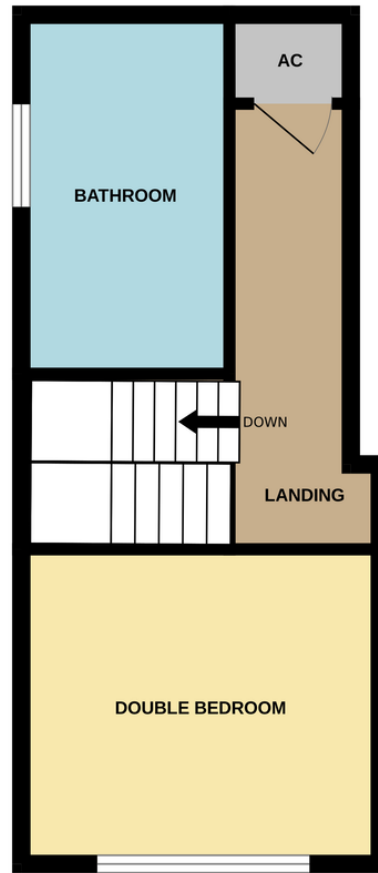
The property benefits from a parking space in the courtyard to the front, included within the title of the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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