



## 2 Little Penny Rope, Pershore

Pershore

Guide Price **£575,000**





## 2 Little Penny Rope

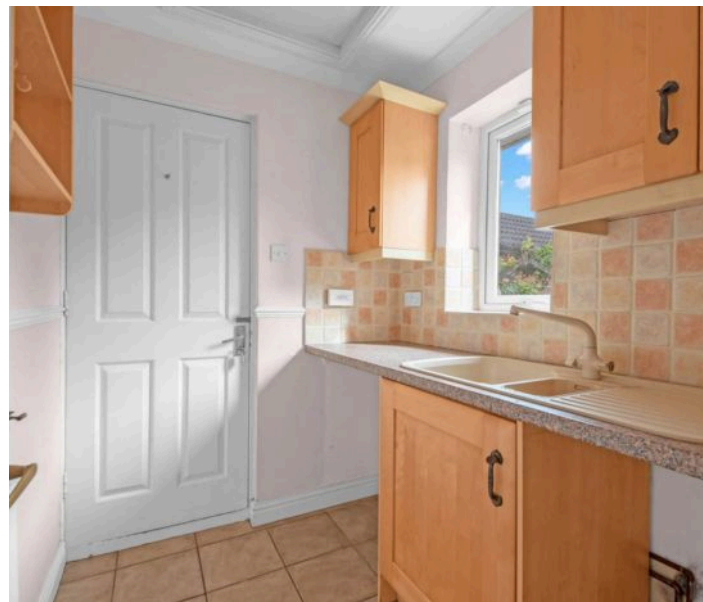
Pershore, Pershore

- A spacious four-bedroom detached property in need of some refurbishment
- Desirable location within easy walking distance of the town centre
- Generous fitted kitchen/breakfast room with access to a utility room
- Three reception rooms
- Entrance hall & cloakroom
- 11' x 10'2 Conservatory enjoys lovely views of the rear garden
- Main bedroom with en-suite shower room and three further bedrooms
- Well-tended & secluded garden
- Parking for up to two vehicles in front of the double garage

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D





A spacious four-bedroom detached home offering excellent potential, ideally positioned within a highly desirable location just a short walk from the town centre. This well-proportioned property is in need of some refurbishment, presenting a wonderful opportunity for buyers to create a home tailored to their own style.

The ground floor accommodation includes a welcoming entrance hall with cloakroom, three versatile reception rooms, and a generous fitted kitchen/breakfast room with direct access to a utility room. A conservatory measuring 11' x 10'2" extends the living space further, providing a delightful outlook over the rear garden.

Upstairs, the main bedroom benefits from its own en-suite shower room, accompanied by three further bedrooms and a family bathroom.

Externally, the property enjoys a well-tended and secluded garden, ideal for outdoor entertaining and relaxation. To the front, there is parking for up to two vehicles in addition to a double garage.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with excellent educational facilities within the area. Pershore has Number 8 which is run by voluntary help and provides theatre activities, a cinema, ballet and yoga classes and is very much a part of Pershore community living.





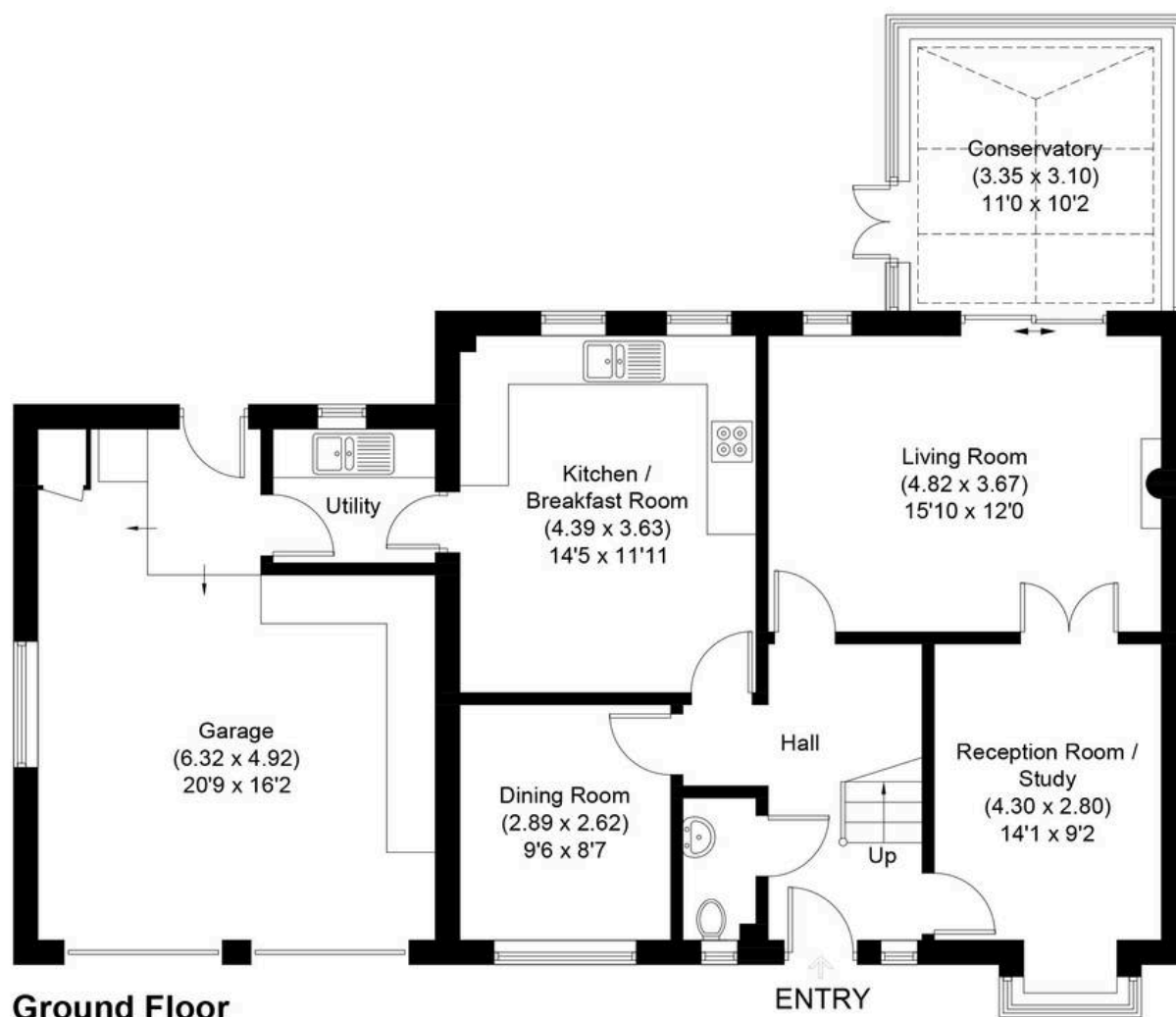




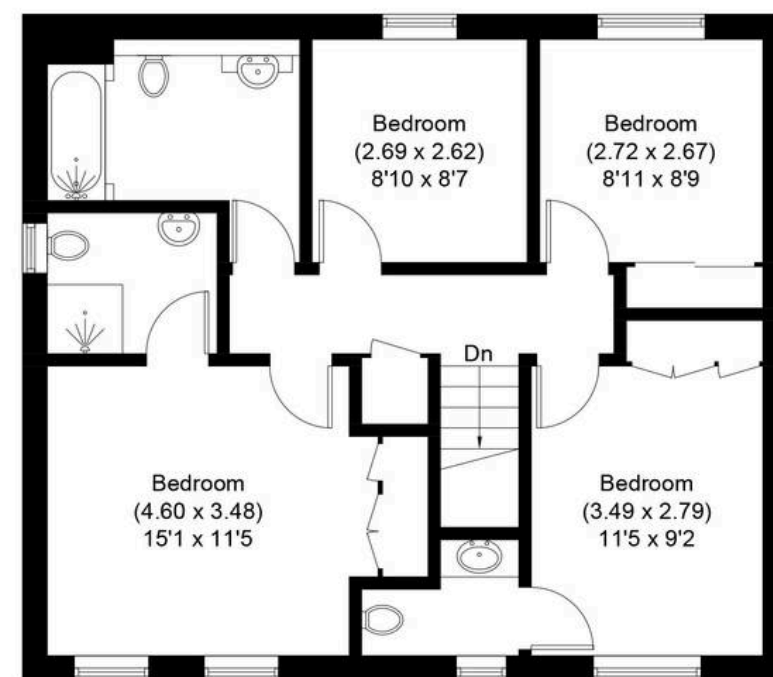


## Little Penny Rope

Approximate Gross Internal Area = 174.1 sq m / 1874 sq ft  
(Including Garage)



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





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