



Main Street | Pinvin | Pershore | WR10 2ER

**Guide Price £195,000**

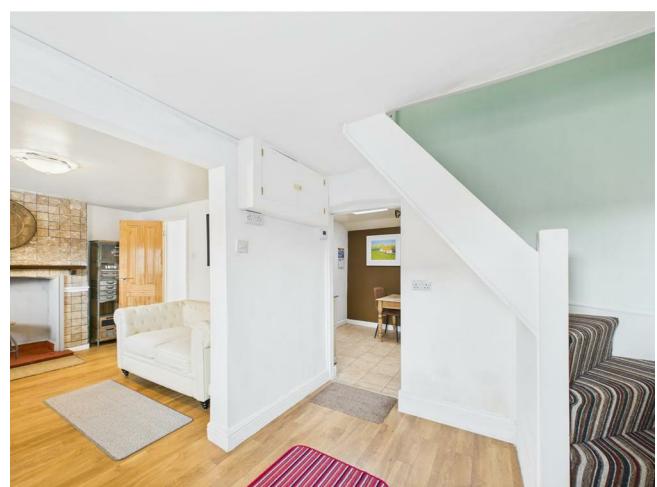
COOPER & CO

## Key features

- Charming 2 bedroom cottage
- Character features throughout
- Desirable location
- Extended
- Ensuite to master
- Driveway for 2 cars
- Beautifully presented garden
- **\*\*NO ONWARD CHAIN\*\***
- **\*\*VIEWINGS AVAILABLE 7 DAYS A WEEK\*\***

## Description

**\*\*CHARMING, WELL PRESENTED & EXTENDED 2 BEDROOM END TERRACED COTTAGE IN THE HEART OF THE EVER-POPULAR PINVIN\*\*** Internally the property boasts 2 bedrooms, ensuite to master, family bathroom, lounge, kitchen and separate dining room. Externally this characterful cottage offers 2 parking spaces and a lovely front garden with a tasteful mix of well planted boarders and patio areas.



## Front

Property is approached via driveway for 2 cars and secure gated fence leading to the front garden

## Kitchen

Wood effect vinyl underfoot flooring, UPVC windows to the front aspect. radiator, kitchen sink with drainer, mix of wall and base units surmounted by work surfaces, 2 spaces for white goods.

## Lounge

Wood effect vinyl underfoot flooring. UPVC window to front aspect. Feature fire (not working).

Access to family bathroom, dining room, and stairs to 1st floor.

## Dining room

Tiled flooring underfoot, UPVC window to side aspect, 2x skylights & radiator

## Bathroom

Vinyl flooring underfoot, walk-in shower, heated towel rail, wash hand basin, bath, low flush wc, frosted UPVC DG window to the side aspect







#### Landing

Carpeted flooring, doors to Bedroom 1 and Bedroom 2

#### Bedroom 1

Carpeted underfoot flooring, radiator, wall compartment units, DG UPVC window to the front aspect, access to Ensuite WC

#### Bedroom 2

Carpeted flooring, radiator, DG UPVC Window to the front aspect

#### Ensuite

Carpeted flooring, low flush wc and wash hand basin

#### Front garden

Lovely front garden with a tasteful mix of well planted boarders and patio areas. good sized shed, front door leading to lounge/kitchen

## Floor plans



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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