



Main Street | Pinvin | Pershore | WR10 2ER

Guide Price £195,000

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COOPER & CO

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## 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 borders 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 borders and patio areas. good sized shed, front door leading to lounge/kitchen

Floor plans



Floor 0



Floor 1

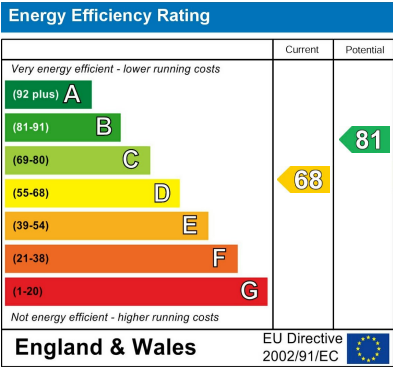
Approximate total area<sup>(1)</sup>  
547 ft<sup>2</sup>  
Reduced headroom  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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