



Bredon View, Middle Lane, Crophorne, Pershore. WR10 3LZ

A two bedroom semi-detached cottage in need of renovation with scope to extend (subject to relevant planning consents).

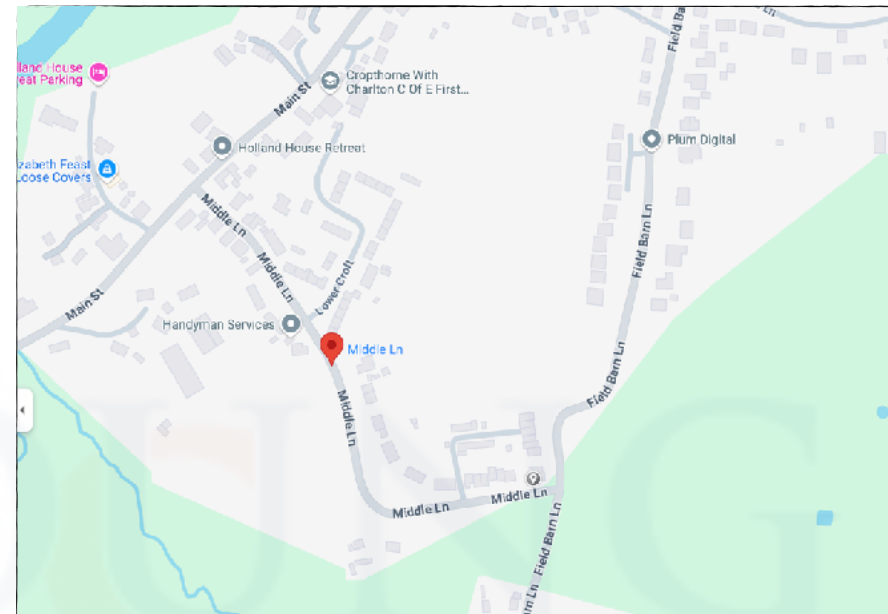
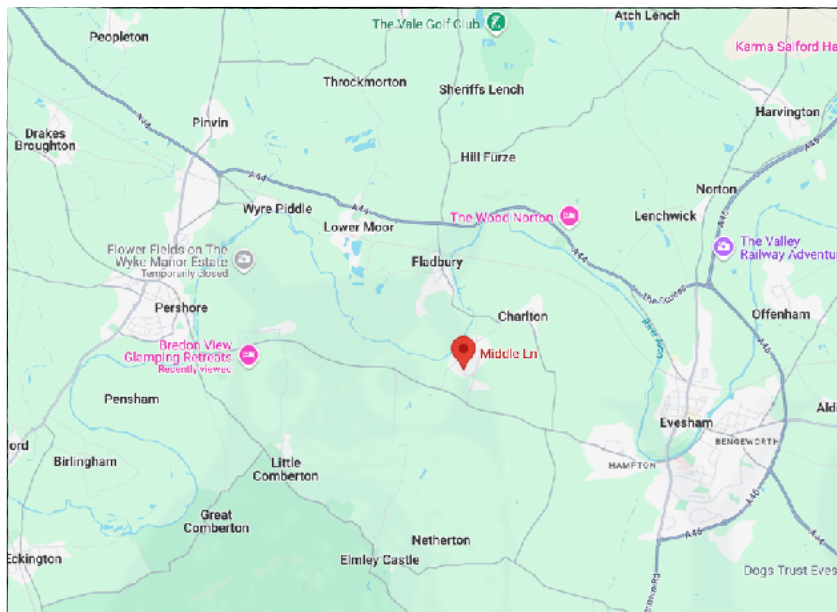
Situated in an enviable location in popular Crophorne, four miles from Pershore and three miles from Evesham, the cottage currently consists of a lounge, kitchen, two bedrooms, shower room, large pantry and enclosed passageway leading to W.C. and stores.

Externally there is off road parking, and a good sized side and rear garden with greenhouse and shed.

Available with no onward chain.



Guide Price: £220,000



Living Room



Kitchen



Bedroom
One



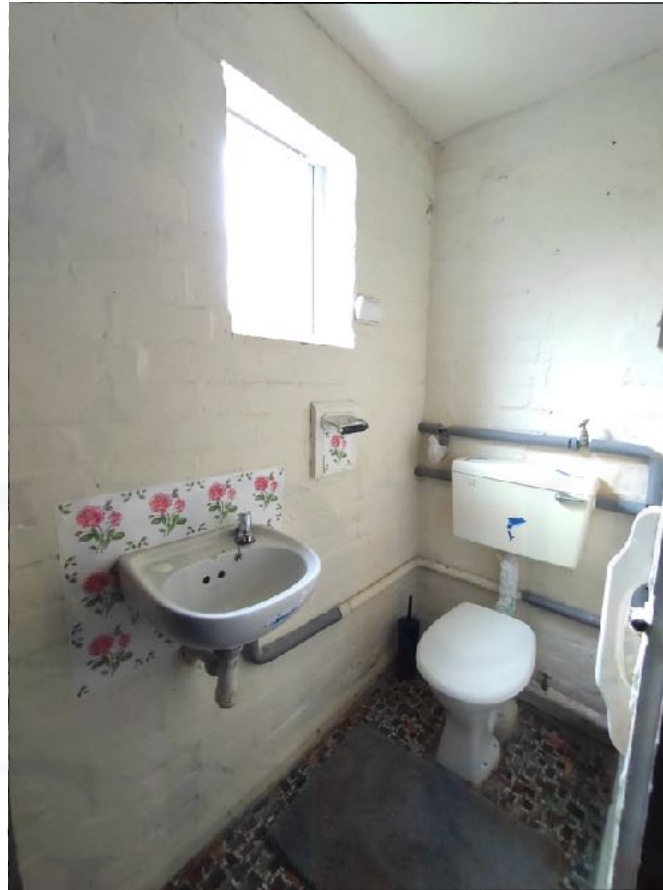
Bedroom
Two



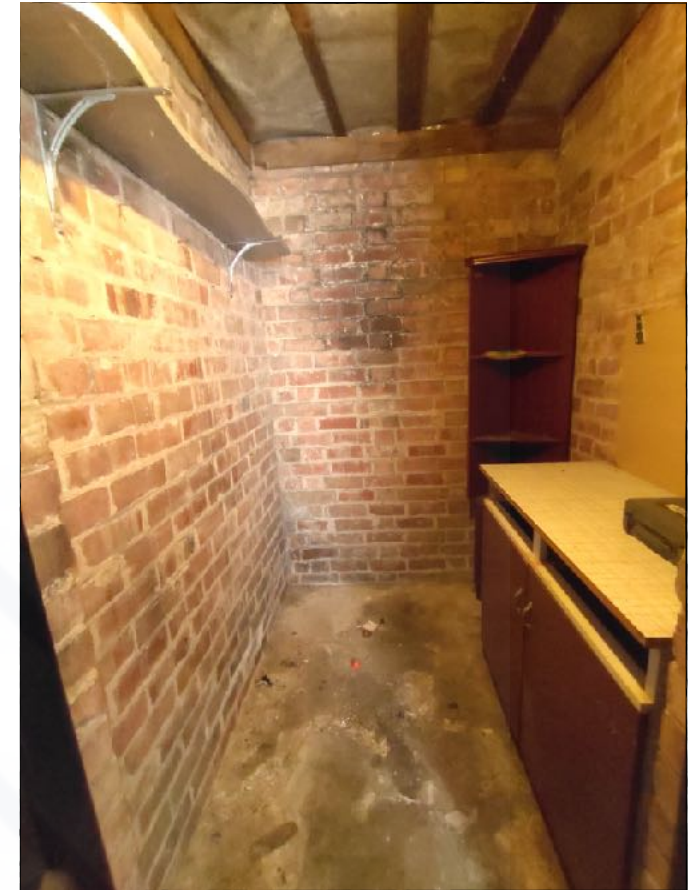
Shower
Room



Pantry



W.C.



Internal Store



External Store



Shed

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, whether given in metric or imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

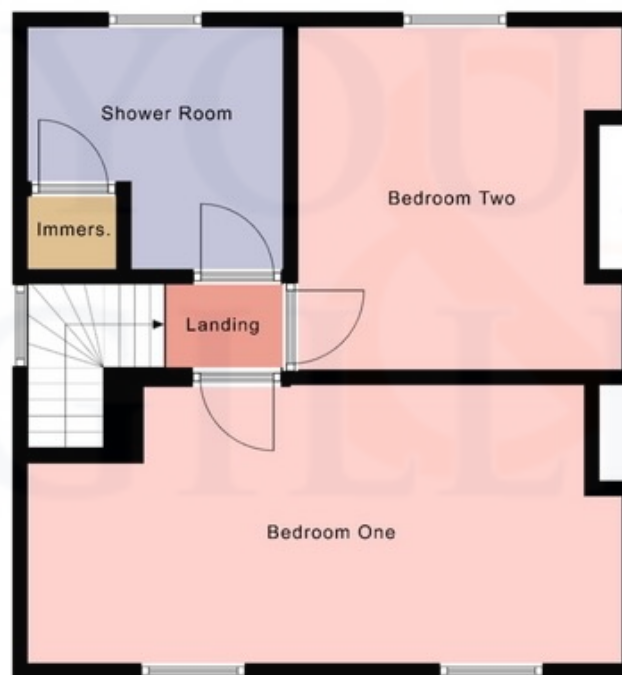
Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



Dimensions (max. width x depth):

Living Room: 4.40m x 3.78m
Bedroom One: 5.78m x 2.81m
Shower Room: 2.49m x 2.46m

Kitchen: 3.30m x 2.50m
Bedroom Two: 3.15m x 3.53m
W.C.: 1.93m x 0.91m

Tenure: Freehold.
Council Tax Band: C.
EPC Rating: F.

Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

Not to scale. This floor plan is intended to give a general indication of the layout only.