



12 Nogains, Pershore

Offers Over **£340,000**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS



12 Nogains

Pershore

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three well-proportioned bedrooms
- Generous open-plan living room
- Semi-detached house
- Conservatory
- Ground floor wet room
- Close to local amenities
- Large, established and private rear garden
- Driveway for multiple cars





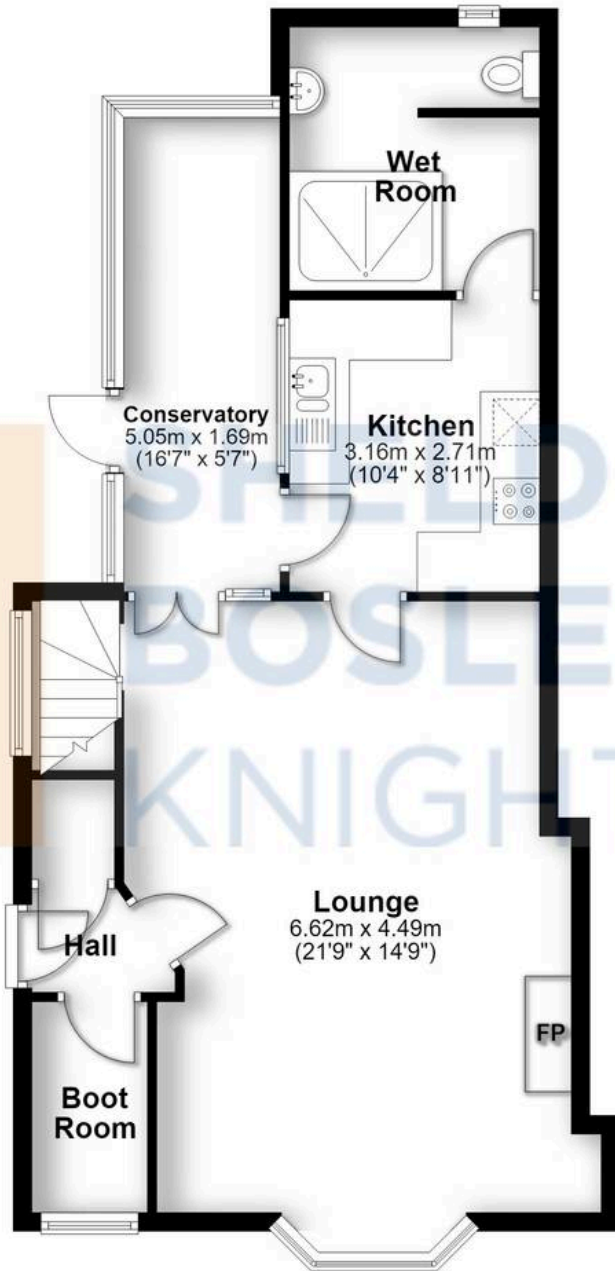






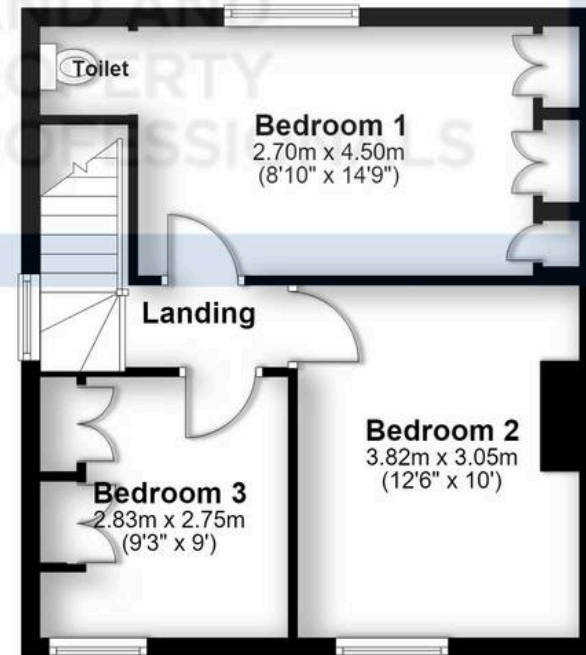
Ground Floor

Approx. 64.4 sq. metres (693.4 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.0 sq. feet)



Total area: approx. 102.5 sq. metres (1103.4 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



Sheldon Bosley Knight Evesham & Pershore

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DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.