



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

Marlborough House,
Manor Road,
Eckington,
Worcestershire.
WR10 3BH

For Sale

Price £539,950



**WELL SITUATED WITHIN THIS POPULAR VILLAGE, A
DETACHED FOUR BEDROOM FAMILY HOME HAVING
MATURE FRONT AND REAR GARDENS, DOUBLE GARAGE
AND OFF-ROAD PARKING.**

Entrance Porch, Reception Hall, Cloakroom, Dining Room, Dual
Aspect Lounge, Kitchen/Breakfast Room, Utility Room, Master
Bedroom with En-Suite, Three Further Bedrooms, Bathroom,
NO ONGOING CHAIN.

Residential Sales Particulars

Marlborough House, Manor Road, Eckington, Worcestershire. WR10 3BH

Situation

Marlborough House is set in a prominent position as you enter this small residential development of similar properties. Built circa 1970, this property offers approximately 1700 sq. ft. of living accommodation being well planned over two floors. This attractive property with front drive and very useful double garage has a pleasant approach with mature frontage to the entrance porch. The property has a good-sized reception hall with useful under stair storage and cloakroom. The lounge is dual aspect and there is a separate dining room. The fitted kitchen/breakfast room has good space and overlooks the garden to the rear. The utility room is pet friendly with front and rear access. The landing has good natural light from front window and there are three double bedrooms and a single. Master Bedroom with en-suite and a family bathroom with shower. The gas boiler has recently been updated.

Eckington is a popular Bredon Hill village with an active community supporting their local facilities which include village hall and playing field, primary school and village church with local vicarage. Eckington has a village shop and hair salon together with two public houses with restaurants. Bredon Hill is accessible for scenic walks and the River Avon runs to the west of the village meandering down to Tewkesbury which is approximately five miles distant to the south with Pershore to the north approximately three miles.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

Viewing

BY APPOINTMENT ONLY

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

Estate Agents Act 1991 (Misrepresentations Act 1967)

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

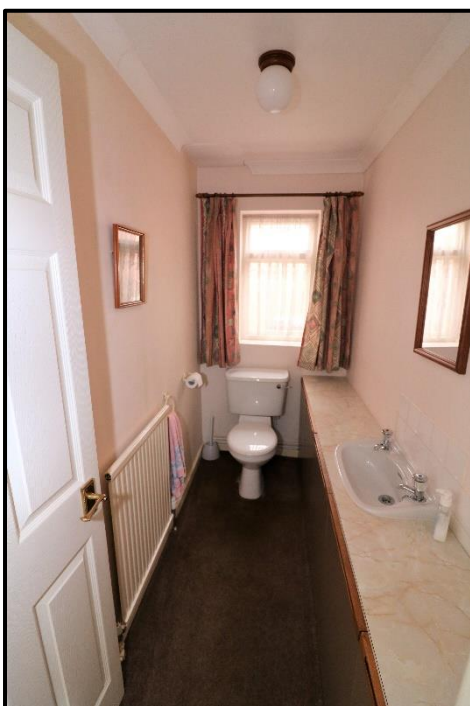
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Property Comprises

Entrance Porch having UPVC with double glazed panels with front door, quarry tiled floor covering and ceiling light.

Entrance with opaque panelled glazed timber front door having door chime and brass furnishings into

Reception Hall measuring overall approximately 7'6" x 9'6" (2.29m x 2.9m) with pendant light with ceiling rose, double panelled radiator (TRV), BT point and coved ceiling. Wall mounted thermostatic control. Under stair storage cupboard with coat hooks on rail.



Cloakroom comprising low flush WC, handwash basin with tiled splashback set into worktop with storage cupboards under. Opaque glazed window, panelled radiator (TRV) (stop cock).

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Separate Dining Room

measuring approximately 10'8" x 9'5" (3.25m x 2.87m) with rear elevation double glazed window, panelled radiator (TRV), ceiling rose, coving, light and power points.



Lounge

being dual aspect and measuring approximately 11'2" x 20'8" (3.4m x 6.3m) with exposed brick feature fireplace having timber surround and electric fire inset over quarry tiled hearth. Front elevation UPVC double glazed window with roller blind. Panelled radiators (TRVs), pendant lights with ceiling roses. TV aerial socket and power points. Rear elevation sliding patio door onto terrace.



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Kitchen/Breakfast Room measuring overall approximately 14'4" x 11'4" (4.37m x 3.45m) maximum with a range of fitted kitchen units having worktop surfaces, drawers and storage cupboards under. Electric cooker and ceramic hob, wall mounted storage cupboards, Baxi gas boiler with 24-hour time control. Ample multi socket power points. Laminated one and a half bowl sink unit with mixer tap, patterned ceramic tiled surrounds. Rear elevation double glazed window with roller blind. Worktop surface downlighting, cooker point and pendant lights. Double panelled radiator (TRV). Side elevation timber framed window with roller blind. Half panelled glazed door leads into



Utility Room measuring approximately 15'9" x 6'5 (4.8m x 1.96m) with wall mounted tubular heater. Plumbing for automatic machine and space for fridge/freezer. Plumbing for dishwasher. Single drainer stainless steel sink unit with mixer tap. Meter point and base level storage cupboards. Worktop surfaces and high level opaque glazed window. Multi socket power points, ceiling light and coat hooks. Panelled glazed doors to front and rear.

Split level stairway from hall with banister rail leads up to



First Floor Landing with front elevation double glazed window. Access hatch to roof void. Pendant light and doors off to

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Master Bedroom measuring overall approximately 13'6" x 11'4" (4.11m x 3.45m) maximum with built-in useful wardrobe cupboards, rear elevation dormer window, panelled radiator (TRV), pendant light and power points.



En-Suite with shower cubicle and thermostatic mixer shower. Useful louvred fronted storage cupboard, low flush WC, pedestal handwash basin with mixer tap and tiled splash back. Panelled radiator (TRV), towel rail, shaver point, front elevation opaque double glazed window.



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Bedroom Two measuring approximately 11'0" x 9'3" (3.35m x 2.82m) with fitted wardrobe cupboards, panelled radiator (TRV), rear elevation double glazed window, pendant light, coved ceiling and power points.



Bedroom Three measuring overall approximately 11'2" x 11'3" (3.4m x 3.43m) to eave height, panelled radiator (TRV), front elevation double glazed dormer window with blind, pendant light, coving and multi socket power points.



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Bedroom Four measuring approximately 6'2" x 10'8" (1.88m x 3.25m) with rear elevation double glazed dormer window, panelled radiator (TRV), coving, light and power points.



Family Bathroom comprising pedestal handwash basin with mixer tap, tiled splashback and chrome accessories. Low flush WC, sliding door to glazed shower cubicle with Triton electric shower, shower head on wall bracket and chrome handles. Front elevation opaque double-glazed window with roller blind. Panelled radiator (TRV), wall mirror and shaver point. Mirror fronted cabinet. Airing cupboard housing lagged hot water tank with immersion heater and ample slatted shelving.



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Outside the Property

Double Garage measuring approximately 16'9" x 16'9" (5.11m x 5.11m) with electric roller door, light and power points, gas meter point and rear courtesy door which leads to a pet friendly enclosure and access into the utility room and pedestrian side passage to the rear garden and gate to pedestrian side path to front of garage, with security light above gate.

Rear Garden

Mainly laid to lawn and having well stocked borders and some mature shrubs and deceptive in its size. To the west boundary there was a vegetable garden now grassed over. There is also a gated enclosure for storage measuring 20'0" x 13'0" (6.1m x 3.96m) which is also accessible from the front of the property, and large enough to store boat, motor home or caravan.

To the front of the property there is driveway and evergreen mature border and lawned area.



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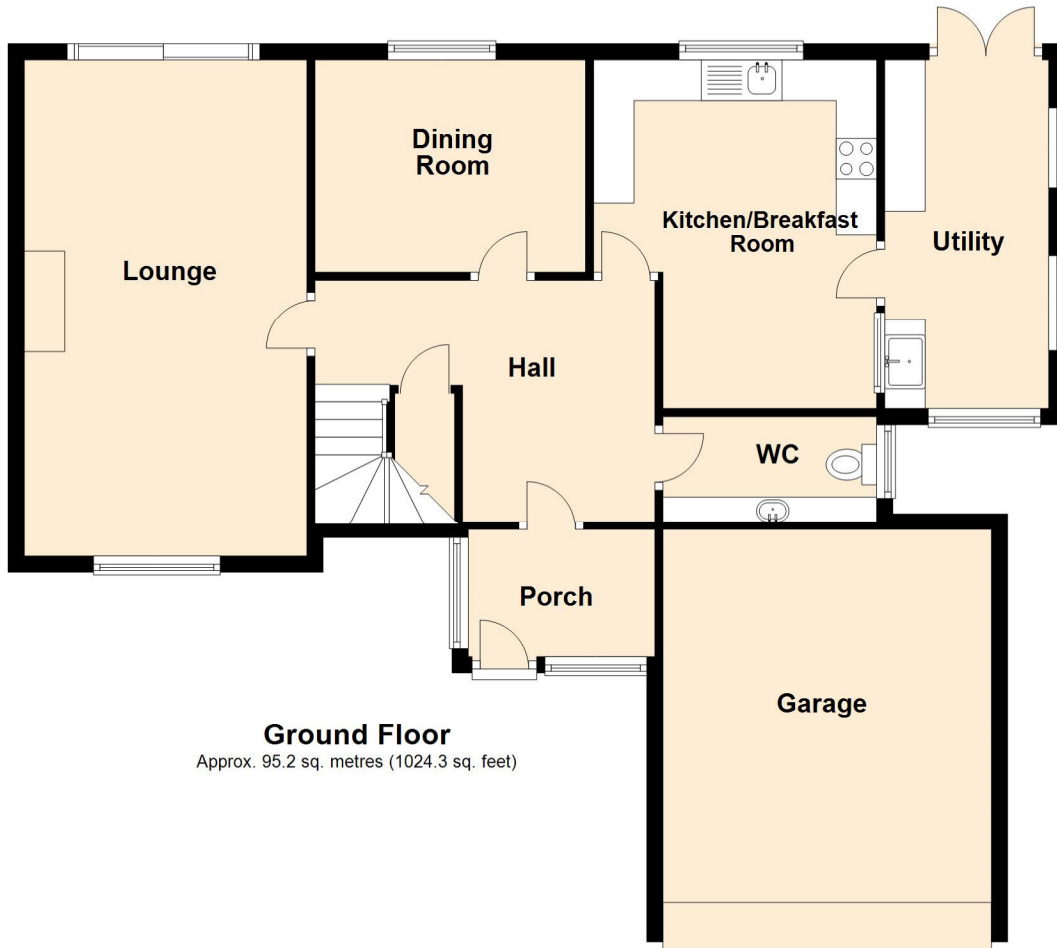
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

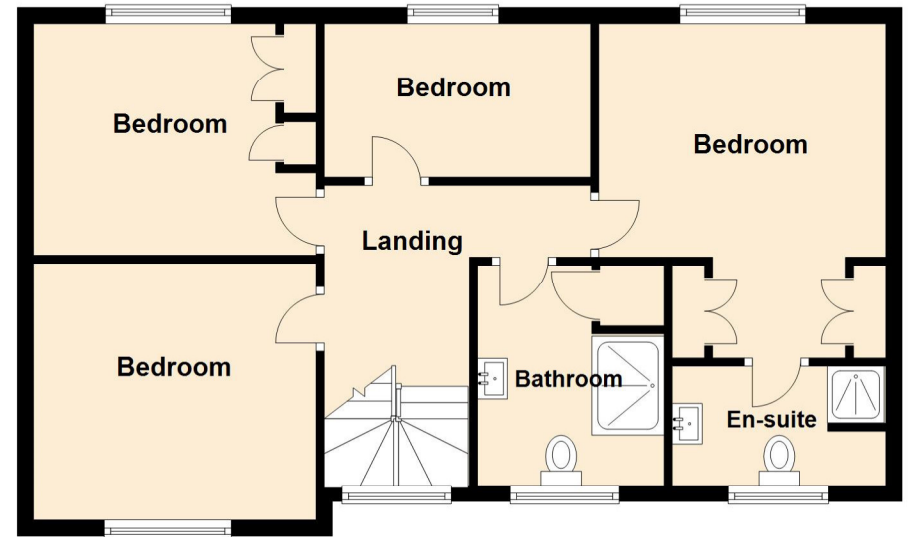
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persore
WR10 1PT Telephone 01386 565000

Council Tax: Band E



Ground Floor

Approx. 95.2 sq. metres (1024.3 sq. feet)



First Floor

Approx. 61.8 sq. metres (665.2 sq. feet)

Total area: approx. 157.0 sq. metres (1689.5 sq. feet)