

14 & 16 Broad Street,
Persore, Worcestershire
WR10 1AY



Telephone: 01386 555368

ESTATE AGENTS

6 Defford Road,
Persore,
Worcestershire.
WR10 1HU

For Sale

Offers Over £300,000



AN OPPORTUNITY TO ACQUIRE A THREE BEDROOM SEMI-DETACHED PROPERTY ON THE OUTSKIRTS OF TOWN WITH MUCH POTENTIAL SUBJECT TO PLANNING.

Entrance Hall, Cloakroom, Front Sitting Room, Breakfast/Day Room, Fitted Kitchen, Storeroom, Three Bedrooms, Bathroom, Timber Garden Store, Off-Road Parking, Front and Rear Gardens.

Council Tax Band: C, EPC: D (57)

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

Email: residential@bomfordandcoffey.co.uk

Residential Sales Particulars

6 Defford Road, Pershore, Worcestershire. WR10 1HU

Situation

Number 6 Defford Road is the last semi-detached property on the left-hand side, set back from the road providing off-road parking and garden frontage. This property offers much potential and is in need of modernisation, standing in a good-sized plot with southerly facing rear garden and views towards Bredon Hill. The property has gas central heating with radiators in all main rooms. There is first floor bathroom and three good-sized bedrooms on the first floor, two main reception rooms, a cloakroom and fitted kitchen on the ground floor together with an integral storeroom with potential beyond the kitchen. The property has potential to extend subject to planning consent and has a pleasant open position on the edge of town, being within walking distance of amenities.

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 street 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.

6 Defford Road, Pershore, Worcestershire. WR10 1HU

Property Comprises

Entrance with patterned glazed and leaded panel door into

Hallway with pendant light, consumer unit and useful under stair storage cupboard. Doors off to

Cloakroom comprising low flush WC, front elevation opaque double-glazed window, towel rail and mounted handwash basin. Stop tap, high level electric single bar heater, pendant light and pull cord switch.



Front Sitting Room

measuring approximately 14'7" x 9'3" (4.45m x 2.82m) with front elevation bay window, chimney breast with alcoves, panelled radiator and pendant light.

Breakfast/Day Room

measuring approximately 11'7" x 14'9" (3.53m x 4.5m) with chimney breast and space to either side. TV point, power points and panelled radiator. Pendant light, BT socket and rear elevation window overlooking garden.



6 Defford Road, Pershore, Worcestershire. WR10 1HU

Kitchen measuring overall approximately 11'3" x 8'9" (3.43m x 2.67m) with range of fitted kitchen units having worktop surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit and side elevation window with roller blind. Ceiling lights, space for electric/gas cooker and upright larder cupboard, breakfast bar/worktop surface. Wall mounted storage cupboards, ample power points, panelled radiator and space for dishwasher/washing machine. Enclosed Vaillant gas boiler with Drayton Digistat controls. Door into



Useful Storeroom measuring approximately 9'2" x 5'0" (2.79m x 1.52m) with gas meter point, pull cord light switch and ample space for upright fridge/freezer. Half panelled glazed rear access door.

Enclosed stairway from breakfast room leads up to first floor. Banister rail.

Landing with side elevation window and panelled radiator, doors off to



Bedroom One measuring approximately 12'4" x 9'9" (3.76m x 2.97m) maximum, with front elevation window, built-in cupboard, chimney breast, pendant light and power points.

6 Defford Road, Pershore, Worcestershire. WR10 1HU

Bedroom Two measuring approximately 9'3" x 8'9" (2.82m x 2.67m) with front elevation window, panelled radiator, light and power points.



Bedroom Three measuring approximately 8'6" x 9'5" (2.59m x 2.87m) with rear elevation window, light and power points, panelled radiator and built-in cupboard with slatted shelving.



6 Defford Road, Pershore, Worcestershire. WR10 1HU

Bathroom comprising panelled bath with mixer tap and shower attachment, ceramic tiled surrounds, shower curtain and rail. Pedestal handwash basin, low flush WC and partial ceramic wall tiling. Wall mirror, rear elevation opaque glazed window, ceiling light and pull cord switch. Panelled radiator.



Outside the Property

To the front there is off-road parking with further potential. Front garden with gravelled area, evergreen and lawn. Pathway and lawn to the side of the property with paved area adjacent to the back door. Supported grape vine. Predominately lawned rear garden with central path, post and wire fence, timber garden store. There is outside sensor light and mains tap.



6 Defford Road, Pershore, Worcestershire. WR10 1HU



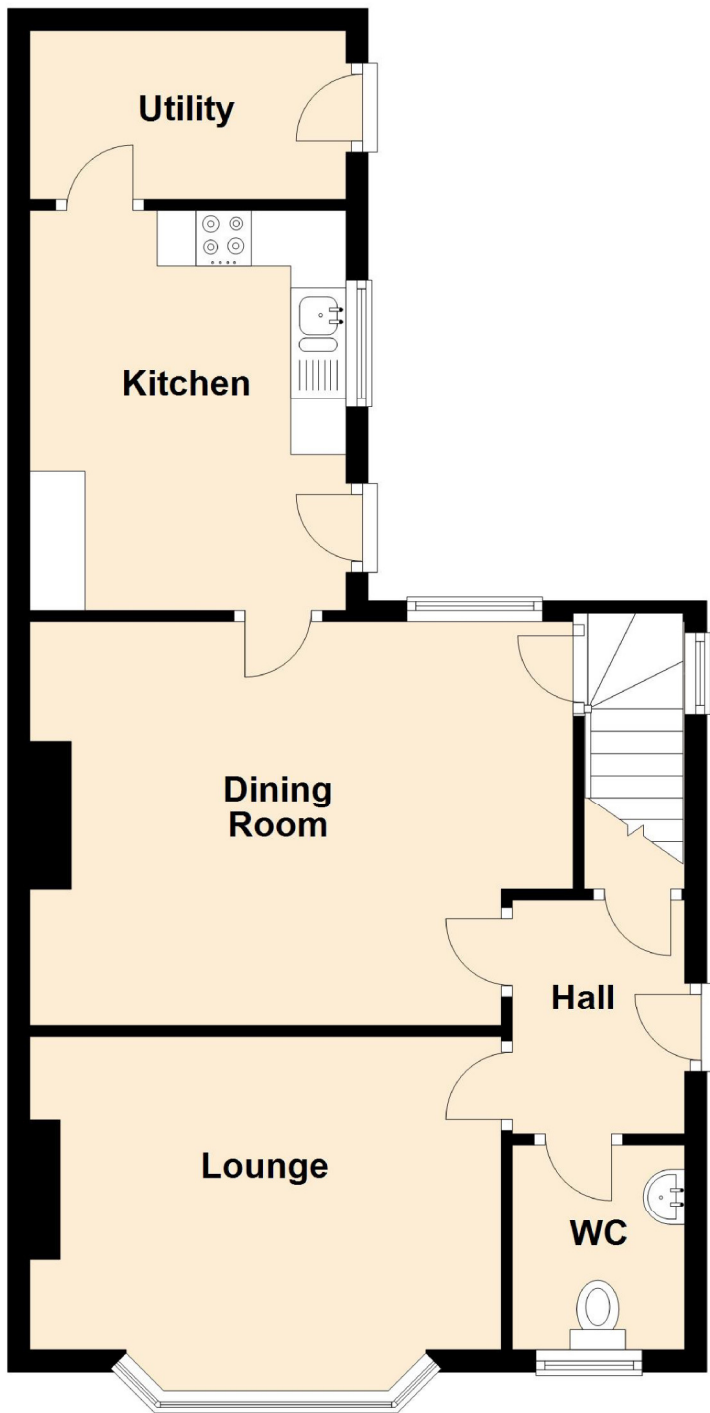
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold.

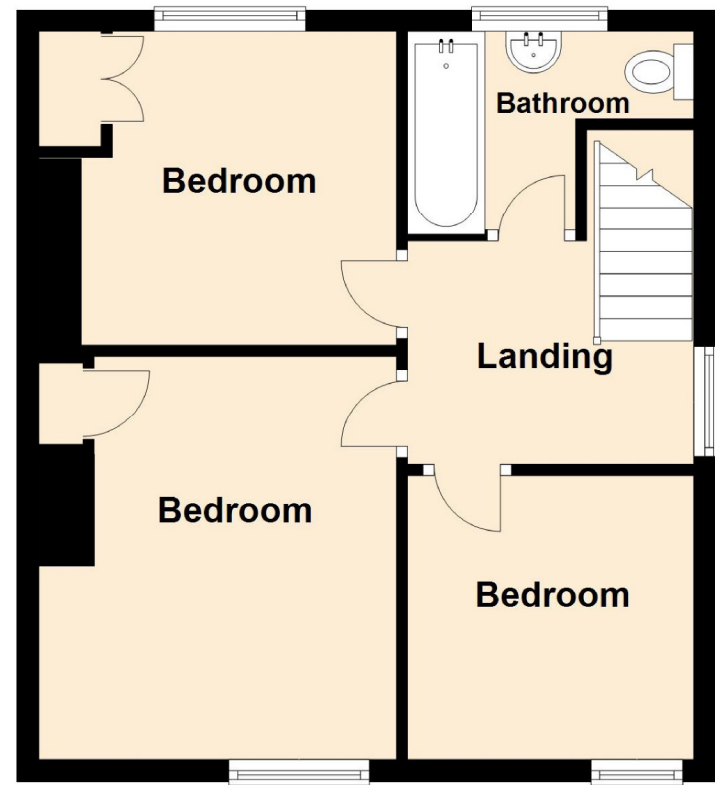
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band C



Ground Floor

Approx. 54.9 sq. metres (591.2 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.3 sq. feet)

Total area: approx. 93.9 sq. metres (1010.5 sq. feet)