

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



Telephone: 01386 555368

ESTATE AGENTS

**Evanthos,**  
**High Street,**  
**Kemerton,**  
**Gloucestershire.**  
**GL20 7HP**

**For Sale**

**Offers over £265,000**



**AN EXTENDED PERIOD SEMI-DETACHED TWO BEDROOM  
COTTAGE WITH OUTBUILDING SET WITHIN THIS  
POPULAR BREDON HILL VILLAGE WITH EASY ACCESS TO  
MAIN CENTRES.**

Canopied Entrance, Sitting Room, Kitchen/Dining Room, Two  
Bedrooms, Bathroom, Rear Courtyard, Outbuilding with Cloakroom  
and Separate Utility/Laundry Room.  
Council Tax Band: C, EPC: E (53)

*Residential Sales Particulars*

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](mailto:residential@bomfordandcoffey.co.uk)**

## **Evanthos, High Street, Kemerton, Gloucestershire. GL20 7HP**

### **Situation**

This attractive period semi-detached cottage is centrally situated within this sought after village and comprises of front door into sitting room with fireplace surround and open fire. The property has gas central heating, there is fitted kitchen/dining room with patio door into the rear yard. Stairway leads up to first floor where there are two bedrooms and a bathroom. There are fitted wardrobes in bedroom one and there is a Mira shower over the bath. To the rear there is brick outbuilding and rear yard, an outside cloakroom and a useful laundry room with hot water heater, plumbing for washing machine and a further useful storage cupboard. The rear yard has pedestrian side access.

Kemerton being a popular village on the south side of Bredon Hill supports a local public house and educational facilities, village church, a war memorial and local coffee shop. The village gives access to walking over the historic Bredon Hill with its Roman and ancient British fortifications. The village of Bredon is approximately one mile distant where there is village stores and post office, doctors' surgery and river frontage. Tewkesbury being approximately three miles where there is access to the M5 junction 9 travelling south and north. There is also a railway station at Ashchurch.

### **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**

Canopied entrance with inset outside light and solid timber front door with brass furnishings. Into

**Sitting Room** measuring approximately 11'0" x 11'7" (3.35m x 3.56m) with front elevation panelled glazed period window. Chimney breast to open fire, with timber moulded surround and marble hearth. Original built-in cupboards and alcove. Wall light points, coving and panelled radiator. Multi socket power points, Openreach BT socket and side elevation double glazed window. Laminated floor covering and TV aerial point. Door through to



**Kitchen/Dining Room** measuring overall approximately 13'2" x 10'7" (4.02m x 3.26m) minimum with dining area having panelled radiator, pendant light and power points. Fitted kitchen with worktop surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap and ceramic tiled surrounds. Wall mounted storage cupboards and rear elevation double glazed window with blind. Inset ceiling light. Wall mounted Worcester gas central heating boiler with Drayton 24-hour time control. Free standing cooker with extractor filter hood over. Space for base level fridge, cooker point and under stair storage cupboard.



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Stairway with banister rail leads up to

**Landing** with side elevation double glazed window, pendant light and doors off to

**Bedroom One** measuring approximately 11'7" x 9'2" (3.56m x 2.80m) with dual aspect windows, exposed ceiling beam and pendant light. Built-in wardrobe cupboards with shelves and hanging space. TV aerial socket, panelled radiator and power points. Pull cord light switch.



**Bedroom Two** measuring approximately 10'5" x 6'0" (3.20m x 1.82m) minimum with rear elevation window, panelled radiator, light and power points. (Access hatch to roof void)



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**Bathroom** measuring approximately 7'9" x 5'9" (2.40m x 1.79m) maximum with panelled bath having electric Mira shower over and ceramic tiled surrounds, shower curtain on rail. Towel rail, low flush WC, upright chrome radiator/towel rail and pedestal handwash basin. Rear elevation window. Airing cupboard housing lagged hot water tank and slatted shelving. Mirror fronted cabinet and high-level glazed shelf. Ceiling light and pull cord light switch.



**Outside the Property**

To the rear there is paved courtyard measuring approximately 16'0" x 10'6" (4.87m x 3.23m) being enclosed and having pedestrian side gated access to the front. There is rear canopy and access from the dining room. Outside lantern light.



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**Outbuilding**

A character red brick building converted into cloakroom with handwash basin and Heatrae Sadia electric hot water heater. Low flush WC and electric tube heater and ceiling light point. Thumb latch to door.

Further conversion for the right-hand side of this outbuilding provides useful laundry/utility room/store measuring overall approximately 12'0" x 9'9" (3.65m x 3.01m) with electric heater, consumer unit and useful coat hooks and shelf. Cat flap to door, air vent and fitted kitchen unit with single drainer sink unit, cold tap and electric hot water heater. Plumbing for automatic washing machine, multi socket power point and further useful slatted shelving. Store cupboard with shelving. Ceiling lights and fully glazed door.



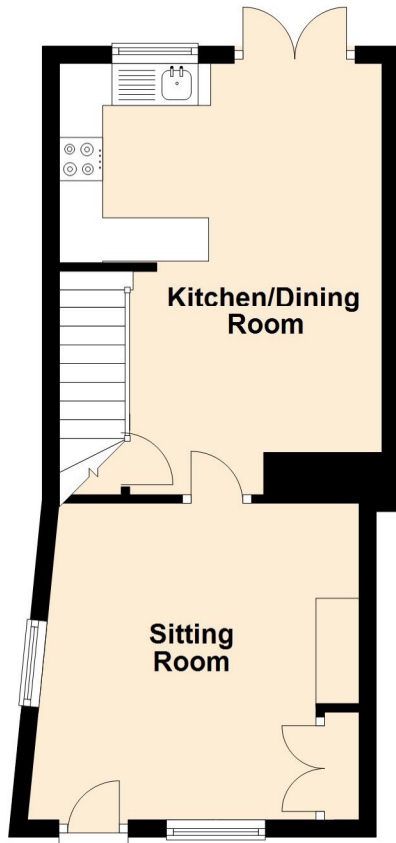
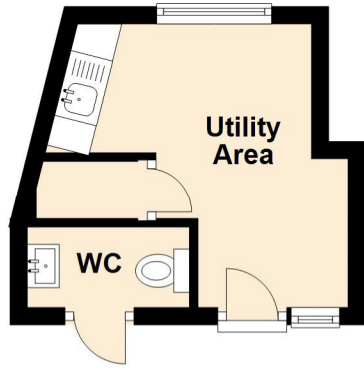
**Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

**Tenure:** The property is freehold

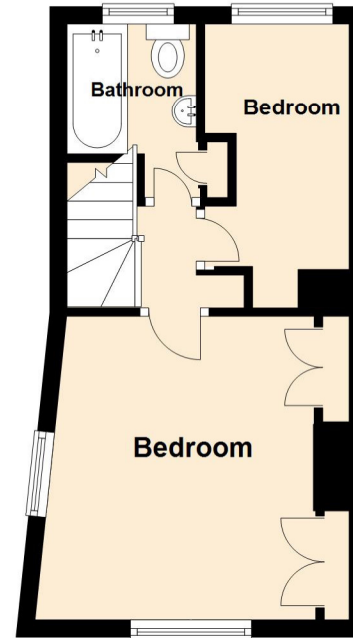
**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Pershore  
WR10 1PT Telephone 01386 565000

**Council Tax:** Band C



**Ground Floor**

Approx. 43.4 sq. metres (467.2 sq. feet)



**First Floor**

Approx. 23.3 sq. metres (250.5 sq. feet)

Total area: approx. 66.7 sq. metres (717.6 sq. feet)