



ESTATE AGENTS

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18 Nogains,
Pershore,
Worcestershire.
WR10 1HY

For Sale

Price £359,000



**CONVENIENT FOR THE TOWN AND IN POPULAR
RESIDENTIAL AREA, A THREE BEDROOM
SEMI-DETACHED PROPERTY WITH OFF-ROAD PARKING
AND GOOD SIZED REAR GARDEN.**

Entrance Lobby, Lounge, Dining Room/Study, Kitchen, Bathroom
with Separate WC, Three Bedrooms, One En-Suite, Large Garden with
Timber Store/Workshop, Gas Central Heating.

Council Tax Band: C EPC: E (50)

Residential Sales Particulars

18 Nogains, Pershore, South Worcestershire. WR10 1HY

Situation

Number 18 Nogains is situated off the Defford Road and opposite Abbotswood Medical Surgery. The property is currently being used for Airbnb purposes and has parking to the brick paved frontage and furnished to suit this purpose. The lounge has gas log effect fire and access into the garden. The front room with bay window is the dining room with study area and alcoves to chimney breast. There is well fitted kitchen to include a Rangemaster cooker and a ground floor bathroom with separate WC. On the first floor, off the landing there is bedroom one with en-suite WC and basin, two further double bedrooms.

Outside the property there is brick paved terrace to the immediate rear of the house fronting a good-sized garden being in a southerly direction with useful large timber garden store. The property has gas central heating and is in walking distance of all Pershore's 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 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

Canopy over entrance with sensor light and lantern light, door chime.

Front Door being half panelled glazed timber door with brass furnishings into

Entrance Lobby with coconut matwell, coat hooks on rail, pendant light and wall mounted thermostatic control. Useful under stair storage cupboard with light point.

Lounge measuring overall approximately 16'0" x 11'7" (4.88m x 3.53m) with chimney breast and open fireplace with gas stove (log effect) inset having alcoves to either side. Pendant light and coved ceiling. Multi socket power points, TV aerial socket and further central heating thermostatic control. panelled radiator (TRV). Rear elevation fully glazed double doors into garden. Glazed timber double doors lead into



Dining Room/Study measuring overall approximately 19'4" x 9'2" (5.89m x 2.79m) with front elevation double glazed windows with an attractive bay window seat. Electric fire inset to chimney with timber surround and mantle shelf over marble hearth, alcoves to either side. Multi socket power points, TV aerial socket, coved ceiling and pendant lights. BT point and panelled radiator (TRV).

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Dining Room/Study



Kitchen measuring overall approximately 10'3" x 8'0" (3.12m x 2.44m), fitted kitchen comprising worktop surfaces, drawers and base level storage cupboards, Rangemaster gas cooker, stainless steel splashback and extractor hood over. Wall mounted storage cupboards and ceramic tiled surrounds. Single drainer one and a half bowl stainless steel sink unity with mixer tap. Side elevation window, multi socket power points and plumbing for automatic washing machine. Space for base level fridge, fitted dishwasher. Wall mounted consumer unit and meter point, ceiling light, coving and glazed rear access door.

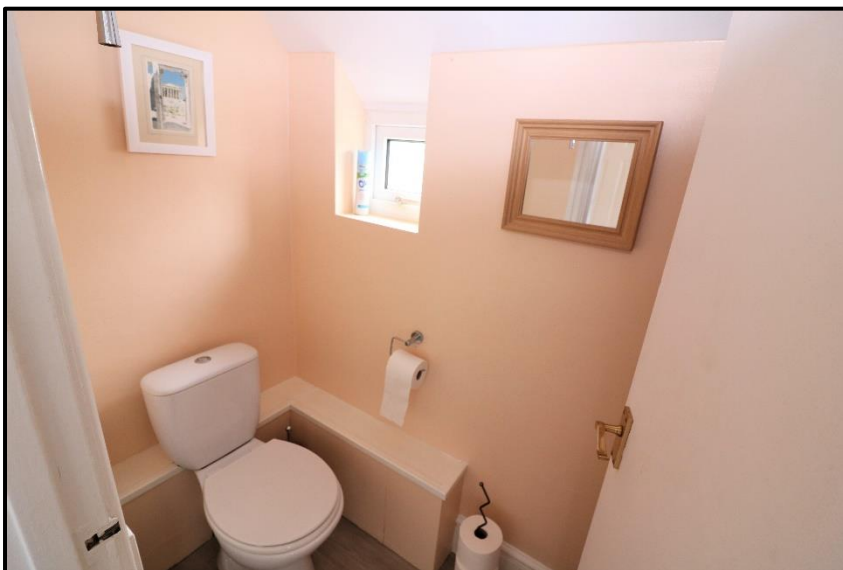


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From the kitchen, door through to

Bathroom measuring approximately 9'0" x 5'4" (2.74m x 1.63m) comprising white suite with panelled bath, mixer tap and shower attachment, shower curtain and rail. Co-ordinated ceramic tiled surrounds, pedestal handwash basin with mixer tap and extractor fan. Opaque glazed window with roller blind, shaver mirror, towel rail and wall mirror. Panelled radiator (TRV) with towel rail over. Vaillant gas central boiler, ceiling light.



Separate WC with low flush WC, panelled radiator (TRV), pull cord light switch and opaque glazed window.

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From the lounge, enclosed stairway leads up to first floor. There is side elevation window with blind, there are coat hooks on rail and a banister rail with further opaque glazed window with blind.

Landing with double panelled radiator (TRV), power point and ceiling light. Doors off to

Bedroom One measuring approximately 13'2" x 8'8" (4.01m x 2.64m) with rear elevation double glazed window, TV aerial point, pendant light and power points. Built-in airing cupboard with slatted shelving. Panelled radiator (TRV).



En-Suite white suite with low flush WC, mounted handwash basin with mixer tap and storage cupboard under. Pull cord light switch and mirror fronted cabinet. Partial tiled surrounds. Wardrobe cupboard with rail and shelf.

Bedroom Two measuring overall approximately 12'4" x 9'10" (3.76m x 3m) with front elevation double glazed window, coved ceiling, pendant light and TV aerial point, power points and panelled radiator (TRV).



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Bedroom Three measuring approximately 9'0" x 9'3" (2.74m x 2.82m) with front elevation double glazed window, roller blind, light and power points. There is an access hatch to the roof void.



Outside the Property

There is brick paved parking to the front. To the side of the property, beyond the entrance, there is close boarded fencing and pedestrian gated access to rear with bin store area, timber garden store and gas meter point. The garden is south facing with exterior power point and useful brick store, mains water tap and further brick paving. The garden is mainly laid to lawn bordered by shrubs and soft fruit trees, rosemary and magnolia. At the bottom of the garden there is a timber workshop/storeroom, it is connected to power and is providing useful annex storage (10' x 16') (3.05m x 4.88m). Outside sensor light.



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Garden



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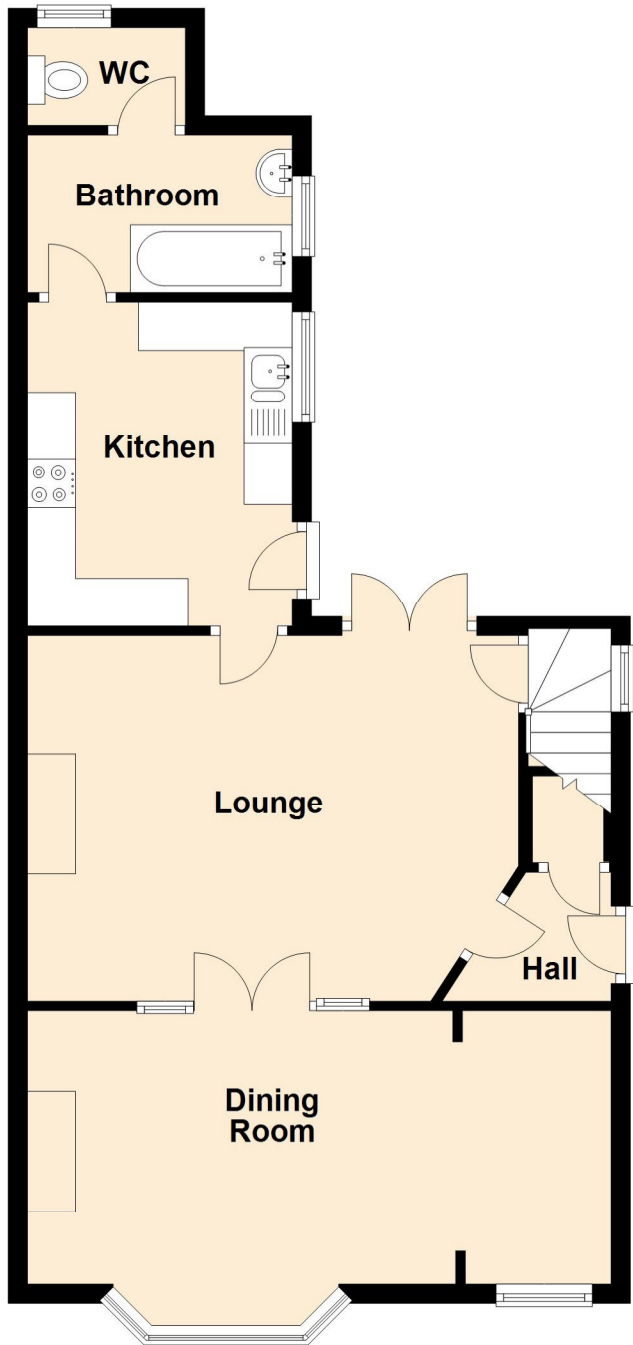
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

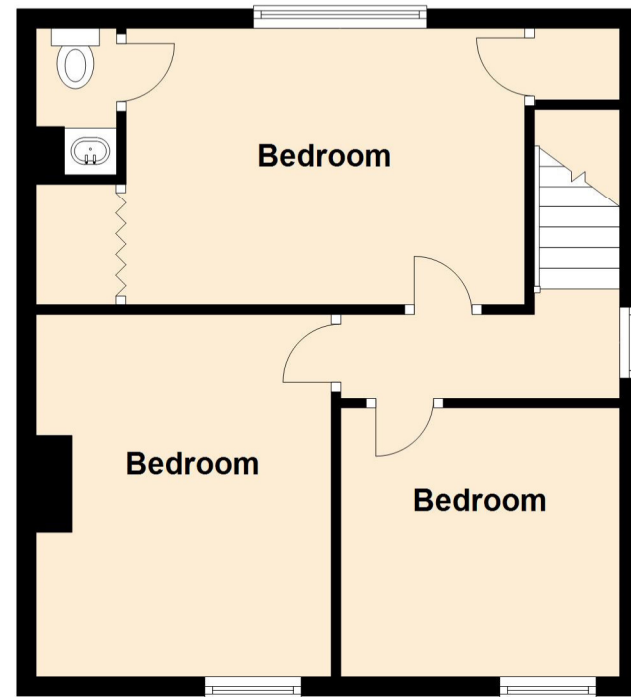
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: Band C



Ground Floor

Approx. 57.3 sq. metres (616.5 sq. feet)



First Floor

Approx. 40.8 sq. metres (439.1 sq. feet)

Total area: approx. 98.1 sq. metres (1055.7 sq. feet)