



ESTATE AGENTS

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The Green,
Pinvin,
Nr Pershore,
Worcestershire.
WR10 2ET

For Sale

Guide Price £335,000



AN EXTENDED DETACHED THREE BEDROOM BUNGALOW SET IN GOOD LOCATION WITHIN THIS POPULAR VILLAGE HAVING OFF ROAD PARKING LARGE GARAGE AND PLEASANT REAR GARDENS. IN NEED OF MODERNISATION

Entrance Porch, Reception Hall, Lounge, Extended Dinning Room, Fitted Kitchen, Three Double Bedrooms, Bathroom, Attached Garage, Gated Access To Rear Garden, Covered Store And Garden Stores.

Council Tax Band: C, EPC: D (62)

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

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Situation

The Green is a popular quiet residential area within Pinvin village being a cul de sack of similar properties and individual houses, No 1 is at the head of the Green on the left hand side situated in a good sized plot with front drive and wrought iron double gates into rear garden where there are covered storage areas and a timber garden store.

The property in recent years has been extended to the front and with a further bedroom to the side of the bungalow and there is an attached garage with access into the property. The bungalow has good sized rooms with of the reception hall with lounge to the side and large dining room to the front of the property, fitted kitchen with door into garage area and door into hall. There are three good sized double bedrooms, all with fitted wardrobes and a family bathroom.

The property is in need of updating and modernisation.

The 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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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 with fully glazed sliding door and side panel, pendant light, and glazed front door with side panels into

Reception Hall measuring approximately 11'9" x 6'3" (3.62m X 1.92m) with double panelled radiator, BT socket, ceiling light. Cloak's cupboard, and doors off to

Lounge measuring approximately 13'4" x 12' (4.08m X 3.65m) with chimney breast, having marble fireplace with mantle shelf and hearth, TV socket and multi socket power points. Pendant light and side elevation window with archway through to

Extended Dining Room measuring approximately 9'6" x 23'5" (2.92m X 7.16m) with wall light points, panelled radiators and front elevation windows (one bay). Multi socket power points, coved ceiling. Fully glazed double doors leading into



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Kitchen measuring approximately 13'4" x 11'2" (4.08m X 3.41m) maximum. Range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit. Space for base level fridge. Plumbing for dishwasher, fitted ceramic hob with oven and grill under. Stainless steel extractor hood over. Wall mounted storage cupboards and display cupboards, enclosed boiler cupboard. Power points and ceramic tiled surrounds, further louvre fronted larder cupboard. Ceiling lights. (there is door from the hallway).



Bedroom One measuring approximately 11'2" x 11'4" (3.41m X 3.47m) with built-in wardrobe cupboard and rear elevation window, double panelled radiator, light and power points.



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Bedroom Two measuring approximately 9'9" x 8'3" (3.01m X 2.52m) minimum. Pendant light and coved ceiling, built-in wardrobe cupboards and rear elevation sliding patio door into garden.



Bedroom Three measuring approximately 11'3" x 8'6" (3.44m X 2.62m) with rear elevation window, double panelled radiator, built-in wardrobe cupboard, light and power points.



Bathroom comprised of low flush WC, vanity unit hand wash basin with storage cupboard under. Mirror fronted cabinet with down lights and pull cord switch. Ceramic tiled surrounds. Cubicle shower with glazed screens having plumbed in shower with shower head on wall bracket and ceramic tiled surrounds. Ceiling light, opaque glazed window and double panelled radiator. Wall mounted support handles, ceramic tiled floor covering, chrome towel rail and pull cord light switch

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Half panelled glazed door off kitchen gives access into

Garage measuring overall approximately 18'9" x 12'9" (5.76m X 3.93m) with plumbing for automatic washing machine and panelled radiator. Courtesy door and single up and over garage door to the front. Gas meter point, light and power points, plumbing for hand wash basin. Panelled glazed courtesy door into garden.

Outside the Property

Rear Garden

From the garage there is paved area and pergola with further paved area within the garden, there is covered storage area and garden stores, the rear garden is mainly laid to lawn with mature borders. There are double wrought iron gates from the drive.

To the front of the property there is off road parking and frontage.



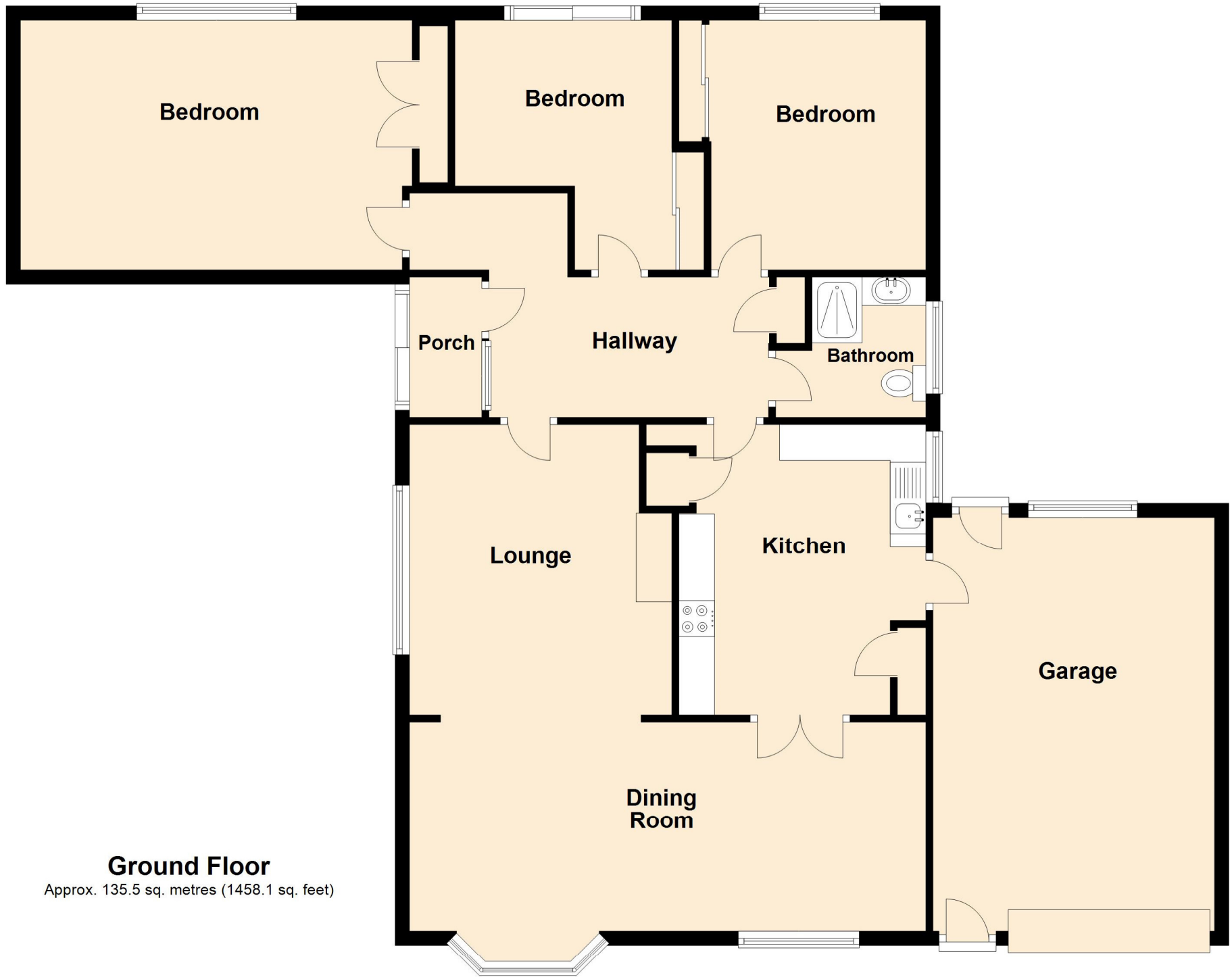
Services All mains' services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.

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. 135.5 sq. metres (1458.1 sq. feet)

Total area: approx. 135.5 sq. metres (1458.1 sq. feet)