

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



Telephone: 01386 555368

ESTATE AGENTS

32 Farleigh Road,  
Persore,  
Worcestershire  
WR10 1LF

For Sale

Price £275,000



**A THREE BEDROOM SEMI-DETACHED CONVENIENTLY SITUATED HOUSE, IN NEED OF SOME MODERNISATION WITH BRICK PAVED FRONTAGE GOOD SIZED REAR GARDEN AND WITHIN WALKING DISTANCE OF LOCAL AMENITIES**

**Canopied Entrance, Hallway, Lounge/Diner, Fitted Kitchen Breakfast Room, Cloakroom, Three Bedrooms, Bathroom, Good Sized Rear Garden, Brick Paved Driveway With Off Road Parking, Gas Central Heating.**

**Council Tax C, EPC: C**

*Residential Sales Particulars*

## **32 Farleigh Road, Pershore, Worcestershire WR10 1LF**

### **Situation**

Number 32 is well situated near to the local shop and within easy walking distance across the Abbey Park to Pershore Town. The property is in need of modernization in some areas and redecoration. There is modern fitted kitchen and there is a breakfast room to the front with side access into the garden and a cloak room. On the first floor there are three bedrooms and an updated bathroom, there is landing with airing cupboard and redecoration is needed in the bedrooms. There is double glazing. Ample off-road parking to the front and gated access to the rear garden which has been landscaped with features and is a good size.

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 five 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.

**32 Farleigh Road, Pershore, Worcestershire WR10 1LF**

**Property Comprises**

**Canopied Porch** with UPVC front door with leaded opaque glazed panel and security lock into

**Hallway** with door chime, 24-hour time control for central heating, panelled radiator, pendant light, stairway leading to first floor and door off to

**Lounge/Dining Room** measuring approximately 11'4" x 17'4" (3.47m x 5.30m) with central ceiling light, wall light points, multi socket power points and BT socket. Panelled radiators, front elevation window, and rear elevation sliding patio door with side panel. Chimney breast surround with gas fire inserted, TV aerial point. Panelled glazed door into



**Fitted Kitchen** measuring approximately 11'3" x 9'9" (3.44m x 3.01m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Corner carouse unit. Single drainer stainless steel sink unit with mixer tap. Patterned ceramic tiled surrounds. Space for base level fridge and plumbing for automatic washing machine. Fitted oven and grill with 4-burner gas hob top and fitted extractor filter over. Wall mounted storage cupboards, ample multi socket power points, rear elevation double glazed window, ceiling lights and under stair storage cupboard





**32 Farleigh Road, Pershore, Worcestershire WR10 1LF**

**Breakfast Room** measuring approximately 8'4" x 7' (2.56m x 2.13m) with front elevation double glazed window with roller blind. Wall mounted consumer unit and meter point, panelled radiator and panelled glazed door into rear lobby with further door to

**Cloak Room** with high flush WC and ceiling light.

Stairway from hall leads up to

**First Floor Landing** with Baxi direct flu gas fire, airing cupboard housing slatted shelving, and Worcester gas boiler. Access hatch to roof void

**Bedroom One** measuring approximately 11'6" x 11'4" (3.53m x 3.47m) with light and power points, panelled radiator, front elevation double glazed window.



**Bedroom Two** measuring approximately 11'4" x 8'6" (3.47m x 2.62m) with light and power points, front elevation window (views to Bredon Hill), panelled radiator, sealed chimney breast and built-in wardrobe cupboard over stairway



**32 Farleigh Road, Pershore, Worcestershire WR10 1LF**

**Bedroom Three** measuring approximately 8'4" x 8'4" (2.56m x 2.56m) with panelled radiator, light and power points. Built-in wardrobe cupboard and pendant light, rear elevation double glazed window.



**Bathroom** comprising pedestal hand wash basin, low flush WC and walk-in shower with Mira electric shower, shower head on wall bracket. Panelled radiator and rear elevation opaque glazed window with roller blind. Ceiling light, ceramic tiled surrounds and bathroom cabinet. Towel rail and pull cord light switch.





**32 Farleigh Road, Pershore, Worcestershire WR10 1LF**

**Outside the Property**

From the side door there is close boarded fence and pedestrian gated access to the side of the property. Paved hardstanding and useful garden store, landscaped garden which features low retaining walls and slate areas. Patio and lawn. Aluminium greenhouse, paved path to mature evergreens boundaries, outside tap, light point and gas meter point, exterior point canopy to side door.



To the front of the property there is brick paved driveway providing off-road parking. There is retaining wall to the gravelled frontage with evergreen shrubs.

**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**

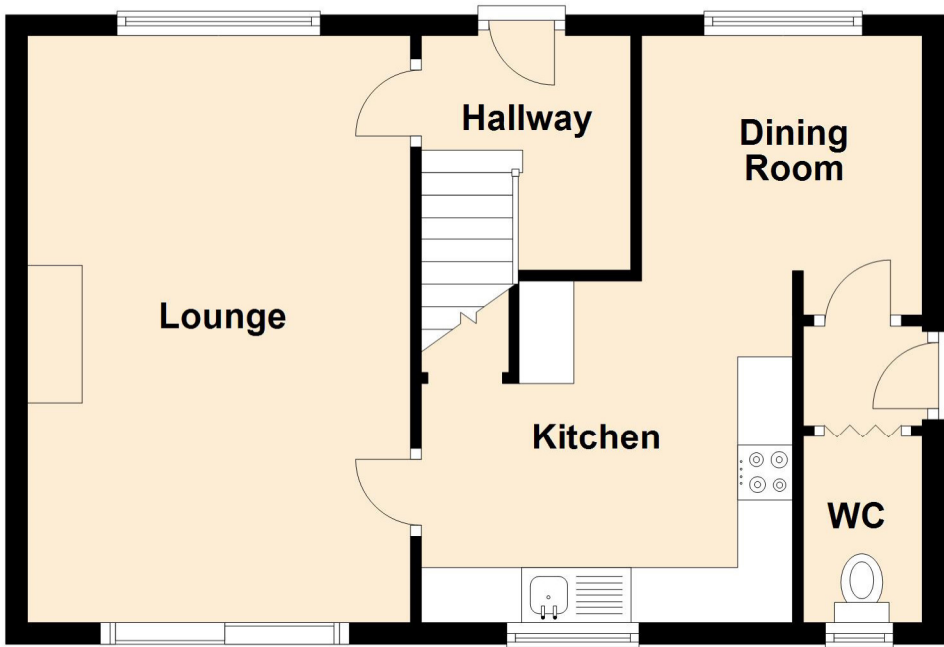
The property is Freehold.

**Local Authority**

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

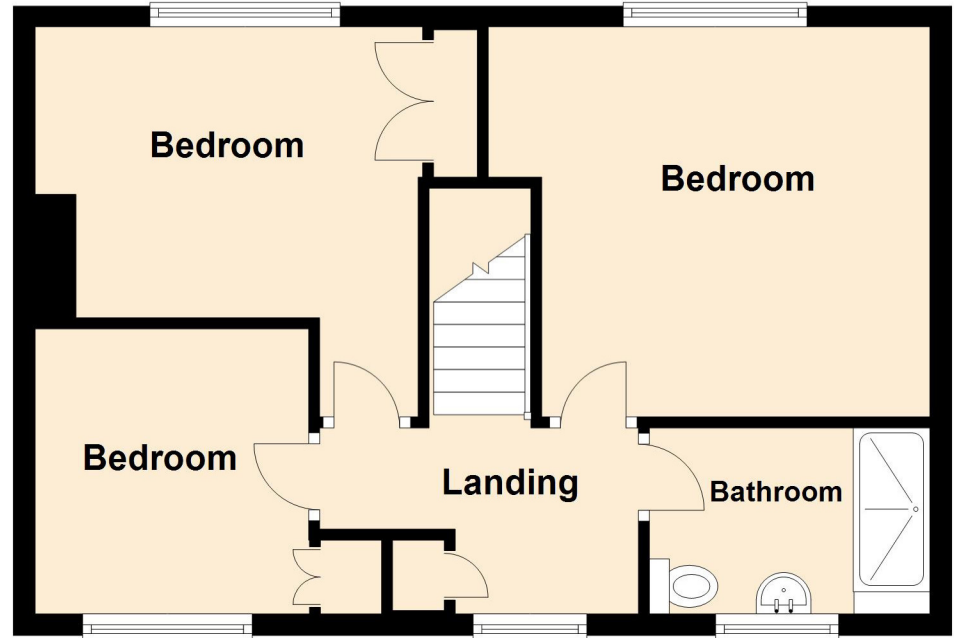
**Council Tax**

Band C



**Ground Floor**

Approx. 43.8 sq. metres (471.8 sq. feet)



**First Floor**

Approx. 43.8 sq. metres (471.8 sq. feet)

Total area: approx. 87.7 sq. metres (943.5 sq. feet)