

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



Telephone: 01386 555368

ESTATE AGENTS

1 Mill Lane Close
Persore
WR10 1PP

For Sale

Offers over £300,000



A WELL PRESENTED AND GREATLY IMPROVED AND EXTENDED END TERRACED THREE BEDROOM FAMILY HOME IN PROMINENT POSITION WITH ENCLOSED REAR GARDEN TWO GARAGES AND OFF ROAD PARKING.

Entrance Porch, Hallway, Cloak's Cupboard, Cloakroom, Lounge, Fitted Kitchen, Utility Room, Dining Room, conservatory, Three Double Bedrooms, Family Bathroom, Gardens. Driveway, Attractive Frontage, Two Separate Garages.

Council Tax C

Residential Sales Particulars

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Situation

This well-presented property has been improved by the present vendor and is situated in a convenient position having off-road parking and good attractive frontage together with a new garage to the side and a separate garage to the rear. The property is well decorated and has improvements to include a conservatory and a useful utility room, there is separate dining room and underfloor heating in the hall, the lounge and in the dining room. The property has double glazing, there is good natural light to the bedrooms and the ground floor rooms, the conservatory to the rear opens into the enclosed garden which is neatly laid out and is low maintenance. There is a garden store/workshop, with an internal door into the separate garage. The property has Gas Central Heating and multifuel burning stove in the lounge and there is separate shower within the bathroom.

The vendor's sole agent recommends early viewing as this property is beautifully presented.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together 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



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Property Comprises

Entrance Porch with fully glazed sliding door with side panel, security lock and lantern light. Karndean floor covering, enclosed meter point, power points. - opaque panelled glazed front door into

Hallway with ceiling light points, useful cloaks cupboard with coat rail and hooks. Consumer unit. Continuation of Karndean floor covering with underfloor heating. Useful space under the stair, separate Hoover cupboard / storage with shelving. Hall light and stairway leading to first floor. -doors off to

Cloak Room with pull cord light switch, wall mounted hand wash basin having tiled splashback. Low flush WC, partial tiled surrounds and high-level shelf. Pendant light and Karndean floor covering, water meter and stop tap.



Off the hall, glazed door leads into

Lounge measuring overall approximately 17'2" x 11'4" (5.24mx 3.47m) with Karndean floor covering, underfloor heating, fireplace with multi burner stove inset, with exposed stone and mantle shelf over. Dual aspect double glazed windows, pendant lights, power points, FM and dab radio aerial socket in lounge, TV aerial point.



At the end of the hall there is glazed door into

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Kitchen measuring overall approximately 10'4" x 8'3" (3.16m x 2.52m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Single drainer one and a half bowl sink unit with mixer tap. Towel rail and panelled radiator, useful storage cupboard over. Wall mounted kitchen units with fitted extractor fan, patterned ceramic tiled surrounds and 4-ring electric hob with oven and grill under. Work top surface lighting and ample multi socket power points. Display cabinets, shelving and ceramic floor covering.



Opaque panelled glazed rear door into

Utility Room measuring approximately 7'10 x 9'6" (2.16m x 2.92m) with ceramic floor covering, multi socket power points, work top surface with plumbing for dishwasher and plumbing for a washing machine under. Further space for tumble dryer, space for upright fridge / freezer, partial ceramic tiled surrounds. Ceiling light point. Rear elevation sliding patio door with side panel into garden with roller blind.



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Separate Dining Room

measuring approximately 8'3" x 11'8" (2.52m x 3.59m) with light and power points, Karndean floor covering, underfloor heating and fully glazed timber doors lead into



Conservatory

measuring approximately 8'8" x 8'4" (2.68m x 2.56m) with UPVC double glazed panels and glazed panel roof with roof fan and lights, there are blinds and opening panel. Ceramic floor covering and fully glazed door into garden.



From the hall stairway with banister rails lead up to first floor

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Landing with access hatch to roof void. Ceiling light and boiler cupboard housing Worcester boiler and slatted shelving. Separate linen cupboard with further slatted shelving. Panelled radiator, power point and further storage cupboard. Doors off to

Bedroom One measuring approximately 15'2" x 8'3" (4.63m x 2.52m) minimum with rear elevation double glazed window, panelled radiator, light and power points.



Bedroom Two measuring approximately 8'3" x 13'7" (2.52m x 4.17m) with exposed timber floor covering, dual aspect windows being double glazed and views to Bredon Hill. Panelled radiator, light and power points.



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Bedroom Three measuring approximately 12'2" x 8'8" (3.71m x 2.68m) to include built-in wardrobe cupboards with mirrored fronts. Panelled radiator and rear elevation window, light and power points.



Family Bathroom with ceramic floor covering low flush WC and panelled bath with mixer tap. Hand wash basin with further mixer tap. Ceramic tiled surrounds, opaque glazed window, shaver point and inset ceiling lights. Extractor fan and upright towel rail / radiator. Glazed shelf with mirror over, sliding doors to shower cubicle with plumbed in shower.



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Outside the Property

To the rear there is brick paving and raised flower border together with lawned area, there is garden store measuring approximately 10' x 7' (3.04m x 2.13m) which is connected to power and has glazed window, with front access and an internal access into the garage. Ther rear garden is enclosed by close boarded fencing and brick wall, mains water tap and covered garden pergola being a sitting area, there is side gate onto the paved driveway parking area.



Detached New Garage measuring approximately 17' x 9' (5.18m x 2.74m) with up and over door. To the rear of the property there is further garage with automatic roller door and measuring internally 15'8" x 7'8" (4.81m x 2.37m) having power connected and internal access into the timber garden workshop.



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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, Persnore WR10 1PT Telephone 01386 565000
Council Tax:	Band C

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.