



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

1 Wood Terrace
Pershore
WR10 1LS

For Sale

Price £284,950



**A MUCH IMPROVED AND WELL PRESENTED THREE
BEDROOM END TERRACED PROPERTY OVERLOOKING
THE GREEN BEING CONVENIENTLY SITUATED FOR
LOCAL AMENITIES WITHIN WALKING DISTANCE OF THE
TOWN CENTRE**

Canopied Entrance, Hallway, Lounge, Kitchen/Dining Room, Pantry,
Utility Room, Cloakroom, Three Bedrooms, Bathroom, Delightful
Garden (Ornamental Pond), Off Road Parking, Gas Central Heating.

EPC: D(68) COUNCIL BAND: C

Residential Sales Particulars

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Situation

Number 1 Wood Terrace occupies an enviable position overlooking the open green in front of Wood Terrace and is close to the shopping facilities in Fulbert Road.

The present Vendors have greatly improved this property in recent years making the kitchen open plan to the dining room and having wood effect laminated floor covering on the ground floor, with the internal doors being period opaque half panelled glazed, the double-glazed windows have been replaced and a wood burning stove has been put in the lounge. There is a Worcester Bosch gas central heating boiler and there have been additions to the radiators in the form of a tall modern radiator in the dining room and an additional radiator in the downstairs WC. The utility room has been improved together with the cloakroom and there is a stable door now into the garden. There is modern bathroom suite on the first floor and the interior of the house has been redecorated.

There is an attractive enclosed frontage as you approach the property, there is side door which leads into the utility room and through to the garden with further pedestrian gated access to the side, the rear garden is the vendor's design with sitting areas and features, an ornamental pond with water feature and a useful workshop connected to power together with a garden potting shed. A metal pergola frame is attached to the back of the property and from the lounge the patio doors open on to the rear patio with a retractable canopy over the frame. The property is beautifully presented and an opportunity not to be missed.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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 south west, the north east, 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 major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main 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

Slate pathway leads up to

Canopied Entrance with pendant light, UPVC front door with door knocker and glazed leaded panel with security lock into

Hallway with pendant light and panelled radiator having shelf over. Open Reach BT socket and plated multi socket power points. Stairway leading to first floor and doors off to

Lounge with period opaque half panelled glazed door with brass furnishings and measuring approximately 17'4" x 11'5" (5.28m x 3.48m) maximum with chimney breast and wood burning stove inset, timber mantle shelf over slate hearth. Ceiling lights and front elevation double glazed window with white venetian blind. Plated multi socket power points, TV aerial point and network socket. Wood effect laminate floor covering. Fully glazed double doors open out to rear. Opaque half panelled glazed door from the hall leads into



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Open Plan Kitchen Dining Room measuring overall approximately 17'5" x 11'2" (5.30m x 3.40m) maximum with wood effect laminate floor covering, front elevation double glazed window with white venetian blind. Upright panelled radiator with TRV. Sealed chimney with air vent and alcoves to either side with shelving and base level storage cupboards, timber work top surface. Inset ceiling lights and pedant light with dimmer switches. Fitted kitchen units comprising timber work top surfaces, one and a half bowl stainless steel sink unit having mixer tap, base level storage cupboards and drawers. Space for dishwasher, 4-burner gas hob top with stainless steel extractor hood over, oven and grill under. Attractive tiled surrounds, rear elevation double glazed window with white venetian blind, co-ordinated wall mounted storage cupboards, plated multi socket power points and USB chargers. Work top surface lighting, useful walk-in pantry with ample shelving, ceiling light and consumer unit. Meter point and multi socket power point.



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From the kitchen area, archway to

Utility Room measuring approximately 8'1" x 9'6" ((2.46m x 2.89m) with fitted timber work top surface, porcelain sink unit with mixer tap and storage drawer under. Space for tumble dryer, plumbing for automatic washing machine and base level storage shelving, useful wall mounted storage cupboards. Space for upright fridge / freezer, ceramic tiled surrounds and plated power points. 4-way straight bar adjustable track ceiling spotlight fitting. Rear elevation double glazed window with venetian blind. Panelled radiator with TRV, wall mounted coat hooks, useful high-level storage. Wood effect laminate floor covering and mat well to UPVC stable door having cat flap and double-glazed panel to top section.



Cloak Room with low flush WC, wall mounted chrome towel rail / radiator with TRV, opaque glazed window with Roman blind, ceramic tiled surrounds and wall mounted hand wash basin and ceiling light point.

There is wood effect laminate floor covering and side access solid door with security lock to front of the property.

From the hallway stairs with banister rail leads up to



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Landing with pendant light, access hatch to roof void, power point and rear elevation double glazed window with venetian blind. Airing cupboard providing useful storage and ample slatted shelving.

Bedroom One measuring approximately 11'7" x 10'3" (3.53m x 3.12m) minimum. There are built-in wardrobe cupboards with attractive glazed fronts, front elevation double glazed window with venetian blind and further built-in co-ordinated wardrobe cupboards with glazed fronts. Pedant light and panelled radiator with TRV, multi socket power points and USB chargers.



Bedroom Two measuring approximately 11'7" x 9" (3.52m x 2.74m) minimum with front elevation double glazed window having venetian blind. Built-in wardrobe cupboard with attractive glazed front. Panelled radiator with TRV, Network socket and multi socket power point. Pendant light and TV aerial point.

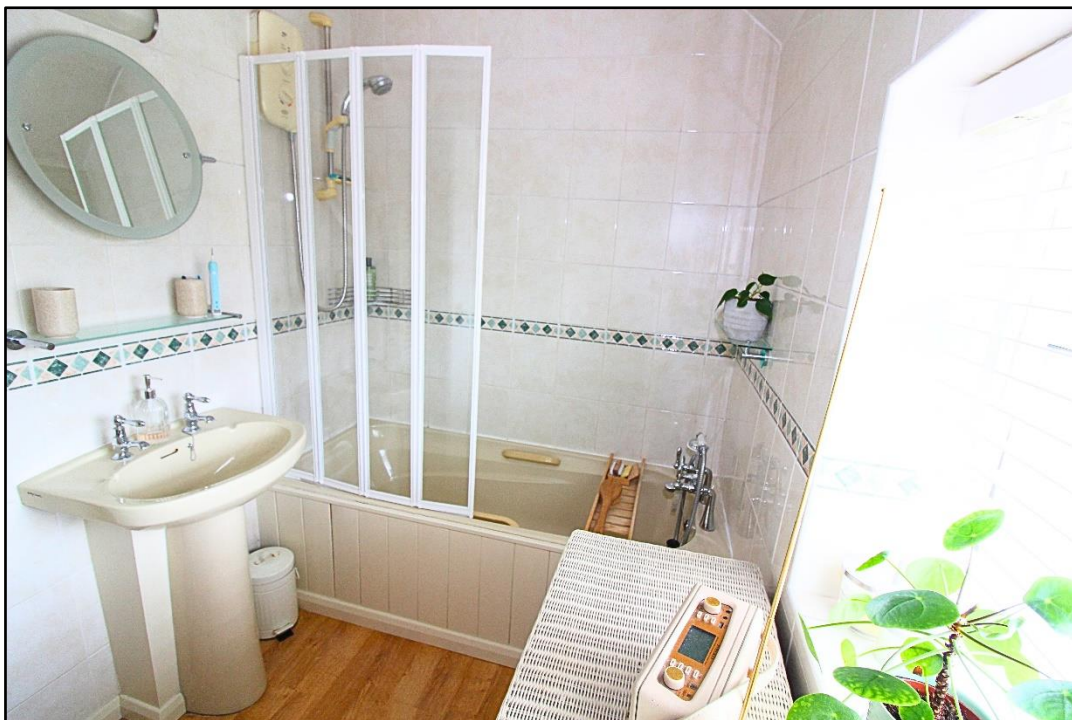


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Bedroom Three measuring approximately 8'5" x 8'1" (2.56m x 2.46m) with rear elevation double glazed window having venetian blind, panelled radiator with TRV and fitted wall shelving. Pendant light, BT point, multi socket power points. Built-in wardrobe cupboard.



Bathroom measuring overall approximately 8'3" 5'5" (2.51m x 1.65m) with fully ceramic tiled surrounds, timber panelled bath with mixer tap and telephone handle shower attachment. Mira electric Sport shower with shower head on wall bracket and glazed shelf. Pedestal hand wash basin with glazed shelf over. Circular fitted mirror with light over, low flush WC, extractor fan and wall light. Opaque double-glazed window with venetian blind, inset ceiling light and pull cord light switch. Upright panelled radiator / towel rail.



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Outside the Property

To the front there is close boarded fencing enclosure with wrought iron gate and colourful slate pathway to front door, grey slate chippings and lavender border frontage overlooking the green.



To the rear of the property

There is separate pedestrian side gate into the garden with Easterly aspect. From the utility room there is an outside tap, raised worktop and fitted Belfast sink with storage under, timber garden store measuring 6' x 9' (1.83m x 2.74m) with glazed side panel, there are useful timber log stores and a pleasant metal framed pergola with adjustable canopy, lantern light and rear patio. Retaining wall and pathway with stocked borders to sculpted lawn with borders and soft fruit trees. There is an ornamental pond with water feature and flowering water lilies, metal rose arch, pampas grass and sitting area. At the top of the path there is further metal archway with honeysuckle and jasmine, leading to a paved sitting area, ideal for the evening sun and outdoor furniture.



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Workshop measuring overall approximately 13'6" x 9'6" (4.11m x 2.89m) with half panelled glazed double doors and side elevation windows, ceiling light and shelving. Fitted work bench, ample space for fridge and freezers, useful workshop and storage.



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.

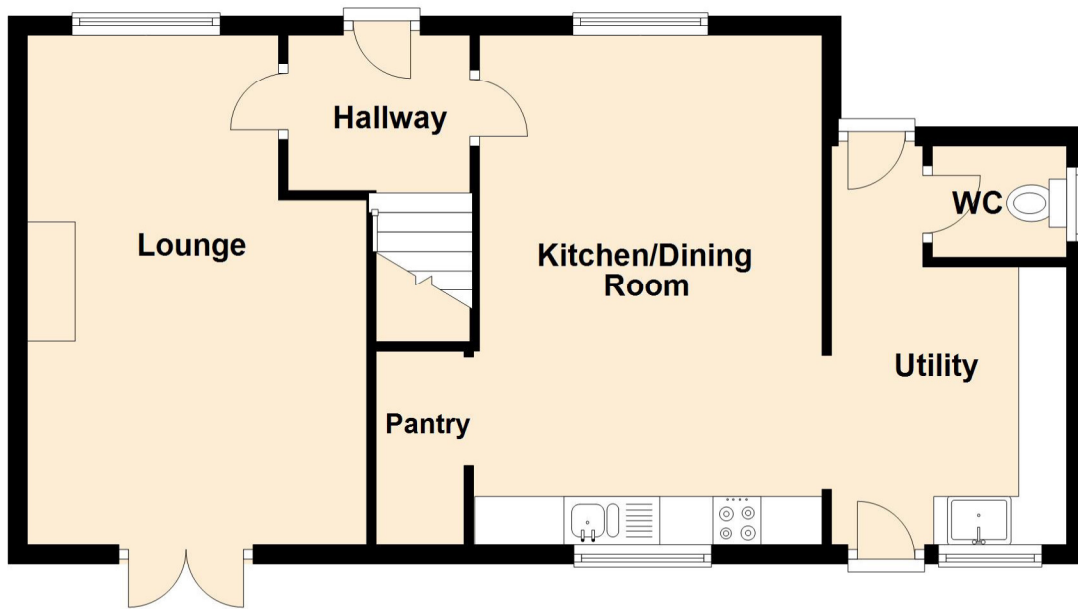
Tenure: The property is freehold

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

Council Tax: Band C

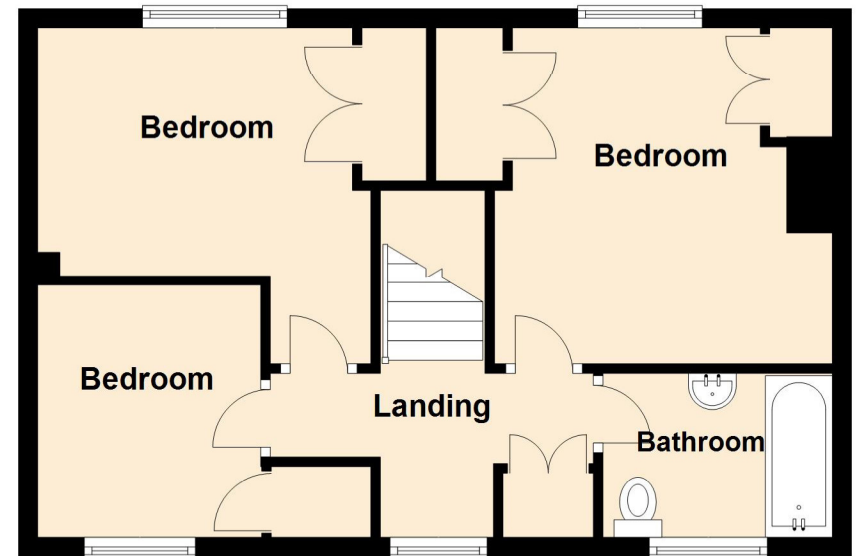
Ground Floor

Approx. 54.8 sq. metres (589.6 sq. feet)



First Floor

Approx. 44.2 sq. metres (475.3 sq. feet)



Total area: approx. 98.9 sq. metres (1064.8 sq. feet)