



ESTATE AGENTS

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74 Newlands,
Pershore,
Worcestershire.
WR10 1BP

For Sale

Price £265,000



**A THREE BEDROOM MID TERRACED PERIOD COTTAGE
RECENTLY RE-FURBISHED TO A HIGH STANDARD SET
WITHIN THIS POPULAR RESIDENTIAL AREA WITHIN
WALKING DISTANCE OF THE TOWN**

Entrance, Front Lounge, Dining Room Fitted Kitchen, Breakfast Room,
Cloak Room, Two Bedrooms, Bathroom On the First Floor, Second
Floor Bedroom With Dormer Window, Access Side Passage, Pleasant
Rear Garden, Summer House, All Main Services.

EPC: D (63) COUNCIL BAND: B

Residential Sales Particulars

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Situation

This attractive mid-terraced period property has been totally re-furbished in recent months with the addition of an extension to the kitchen and a cloak room together with new boiler and central heating system. The property has been re-wired and re-plumbed and now has a new bathroom on the first floor. They have added insulation to internal walls and the windows are double glazed. The garden to the rear is pleasant with a barbeque area and a summer house at the top.

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

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

UPVC front door with leaded opaque glazed panels, letter box and security lock into

Front Lounge measuring approximately 10' x 10'9" (3.04m x 3.32m) with fitted new carpets, double glazed front window, panelled radiator with TRV, consumer unit and enclosed meter point. Open Reach telephone point, TV aerial cable and pendant light. Multi socket power points and mains water stop cock, through to



Dining Room measuring approximately 10'2" x 9'9" (3.10m x 3.01m) to include under stair area. Multi socket power points, panelled radiator with TRV and borrowed light window panel.



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Extended Kitchen measuring overall approximately 12'10" x 9'8" (3.68m x 2.98m) maximum being L-shaped with newly fitted kitchen units with work top surfaces, drawers and storage cupboards under. Electric ceramic hob with new oven and grill under. Space and plumbing for washing machine and dishwasher. Space for fridge and single drainer stainless steel sink unit with mixer tap. Rear elevation double glazed window. Wall mounted storage cupboards and co-ordinated tiled surrounds. Ample multi socket power points. Extractor hood (3-speed with light), upright larder cupboard, sealed vinyl floor covering, ceiling spotlights and inset ceiling lights, smoke alarm.



Cloak Room comprising concealed cistern low flush WC, wall mounted hand wash basin with mixer tap, tiled splash back. New Ideal Classic gas central heating boiler (also serving hot water). Extractor fan, ceiling light point and new panelled radiator with TRV .



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Enclosed stairway with new carpet, banister rail and wall mounted coat hooks leads up to first floor.

Bedroom One measuring approximately 12'2" maximum x 10'10" (3.71m x 3.07m) with sealed chimney breast intrusion, multi socket points and panelled radiator with TRV. Pendant light and front elevation double glazed window. Further newly laid carpet and white decoration throughout.



Landing with wall mounted Digistat thermostatic control for central heating, multi socket power point and panelled radiator and new carpet.

Bathroom

comprising panelled bath with mixer tap and shower attachment, Aqua panel surrounds and low flush WC. Wall mounted hand wash basin with mixer tap and storage cupboard under. Rear elevation opaque double-glazed window, wall mirror and light point. Chrome upright radiator / towel rail, extractor fan and linoleum sealed floor covering. Ceiling light point.



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Bedroom Three On The First

Floor measuring approximately 10'1" x 5'6" (3.07m x 1.70m) maximum with chimney breast intrusion, panelled radiator with TRV, multi socket power points and rear elevation double glazed window. Pendant light and new carpet.

Further enclosed stairway leads up to second floor, new carpet, banister rail and wall light points.



Bedroom Two On the Top Floor

measuring overall approximately 12'2" x 11' 4" (3.71m x 3.47m) with feature dormer window with double glazed panels. Multi socket power points, panelled radiator with TRV. Built in drawers and storage cupboards with shelving. Pendant light and new carpet



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Outside the Property

There is a shared passageway giving access for the neighbours to the left and to the right with number 74 being the middle property. There is gas meter point and mains water tap, brick retaining wall and gravelled access area with steps up to the rear garden. The garden is predominantly laid to lawn with pathway leading up to a separate top section which has paving stone and gravel (a barbeque area) and a timber summer house with $\frac{3}{4}$ glazed double doors and side panels, sloping felt roof . The garden is enclosed with close boarded fencing and low picket fence adjoining the neighbour's 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

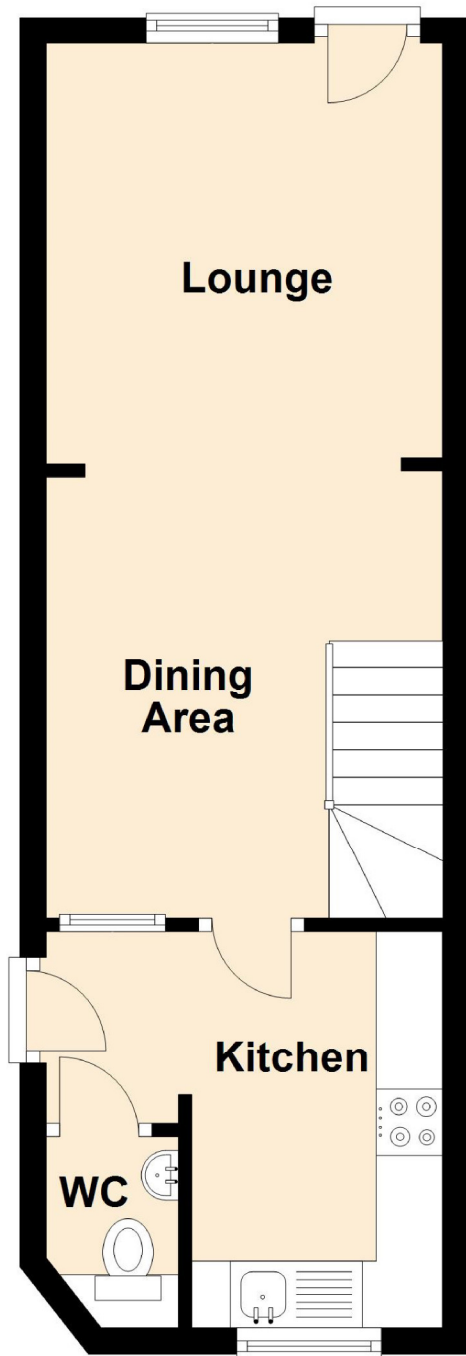
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: Band G



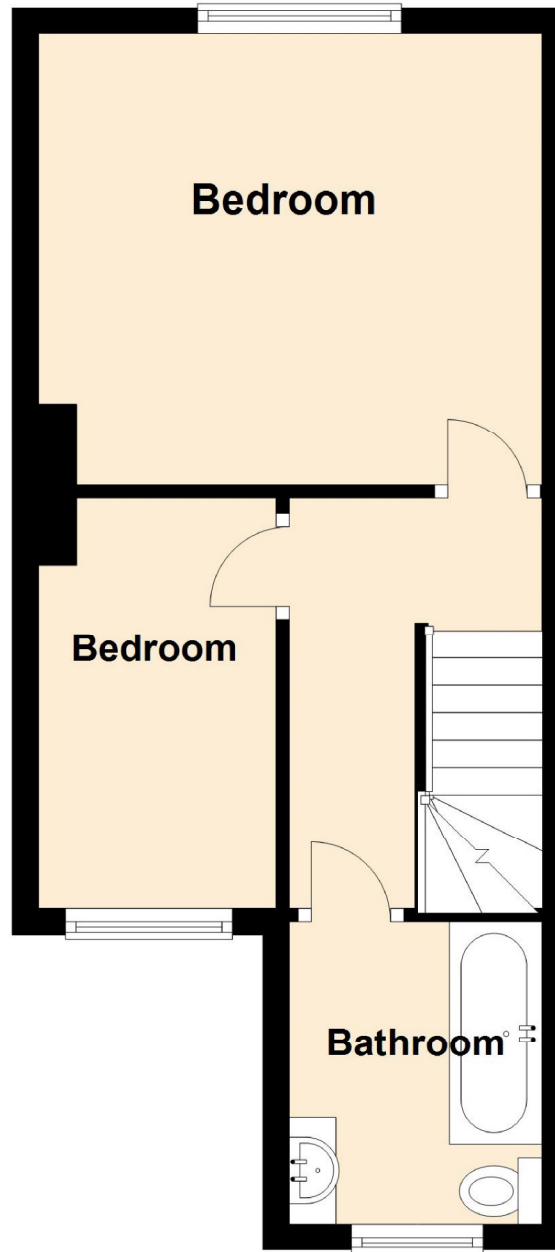
Ground Floor

Approx. 29.0 sq. metres (312.2 sq. feet)



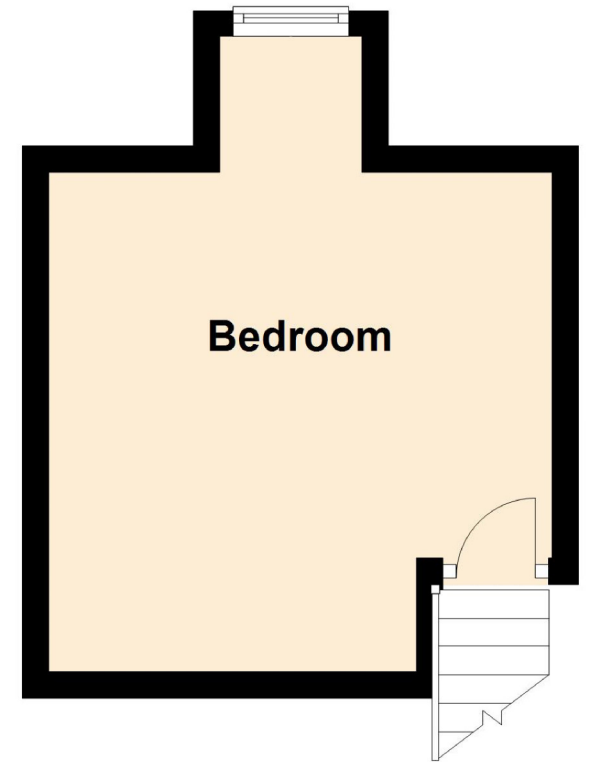
First Floor

Approx. 29.8 sq. metres (320.5 sq. feet)



Top Floor

Approx. 14.6 sq. metres (157.6 sq. feet)



Total area: approx. 73.4 sq. metres (790.3 sq. feet)