



ESTATE AGENTS

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18 Allesborough Drive
Pershore
Worcestershire
WR10 1JH

For Sale

Price £395,000



A DETACHED FOUR BEDROOM FAMILY HOME, SET IN A POPULAR RESIDENTIAL AREA WITH PLEASANT GARDEN, CONSERVATORY AND OFF-ROAD PARKING.

Entrance Porch, Hallway, Cloak Room, Fitted Kitchen, Utility Room, Dining Room, Conservatory, Lounge, Four Bedrooms, Bathroom (shower), Attached Garage, Front & Rear Gardens, Driveway

COUNCIL BAND: E EPC: E (53)

Residential Sales Particulars

Glenalva, 18, Allesborough Drive, Pershore, Worcestershire WR10 1JH

Situation

No. 18 Allesborough Drive is accessed off Holloway set on the right hand side within this popular established residential part of Pershore, being within walking distance of the towns facilities. There is front driveway, creating off road parking to the front, an attached single garage with access into the utility room, The property is well planned with hallway and cloakroom, and kitchen to the rear, there is good sized lounge with fireplace, separate dining room and a conservatory to the rear. On the first floor there are four good sized bedrooms and a family bathroom with walk in shower, there is warm air ducted central heating and the property has been well maintained.

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 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 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.

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Property Comprises

Entrance Porch with lantern light and glazed sliding door. Half panelled glazed front door with security lock into hallway

Hallway with pendant light, power point and door chime. Wall mounted thermostatic control, cloaks storage cupboard with coat hooks on rail. Further useful under stair storage cupboard and doors off to



Cloak Room with low flush WC, wall mounted hand wash basin with tiled splashback, pull cord light switch and extractor fan.



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Study measuring approximately 5'9" x 7'9" (1.75m x 2.36m). Front elevation double glazed window. BT socket, light and power points.



Kitchen measuring approximately 8'9" x 12'5" (2.67m x 3.78m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under, base level fridge and wall mounted storage cupboards. Built-in microwave oven and grill, upright larder cupboard and multi socket power points, 4-burner gas hob top with stainless steel extractor hood over and pan drawers under. Partial ceramic tiled surrounds, ceiling light and rear elevation double glazed windows with roller blinds. One and half bowl single drainer stainless steel sink unit with mixer tap. Warm air central heating boiler. Panelled glazed door into



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Utility Room measuring approximately 8'7" x 9'7" (2.62m x 2.92m) with fitted work top surfaces, base level storage cupboards. Plumbing for automatic washing machine, plumbing for dishwasher and space for fridge / freezer. Upright larder cupboard, multi socket power points and ceiling lights, rear elevation double glazed window with roller blind and half opaque access door into garden. Fire door into



Garage measuring approximately 16'5" x 8'7" (5.04m x 2.62m) with gas meter point, electric consumer unit, light and power points. Up and over single door. From the kitchen there is door into

Dining Room measuring approximately 11'4" x 9'1" (3.45m x 2.7m) with coved ceiling, pendant light, power points, sliding patio door with side panel into



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Conservatory measuring approximately 9' x 8' (2.74m x 2.44m) with polycarbonate roof, double glazed panels and ceiling fan. Vertical blinds and sliding door into garden.



From dining room there is dividing glass panels and sliding double doors into

Lounge measuring approximately 13'8" x 13' (4.16m x 3.96m) with front elevation double glazed windows, coved ceiling and ceiling light point. Attractive feature fireplace with electric fire inset over hearth. Multi socket power points, TV aerial socket and further door into hallway



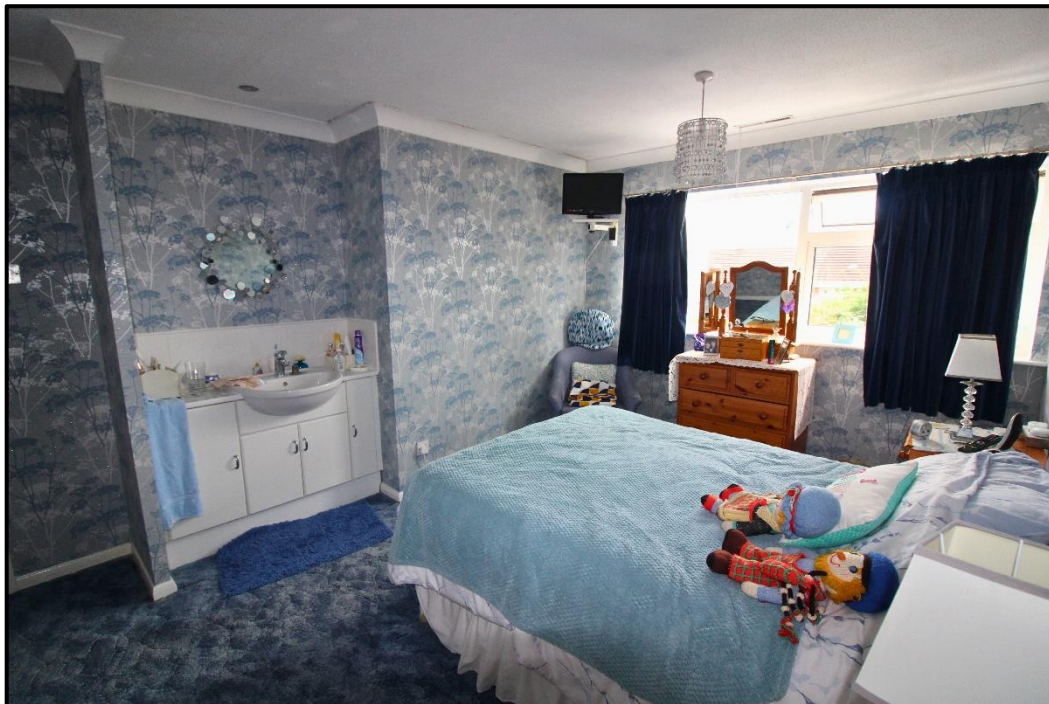
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Stairs with banister rails being split level and having mezzanine window to first floor.

Landing with access hatch to roof void. Airing cupboard housing lagged hot water tank with slatted shelving. Doors off to

Bedroom One measuring overall approximately 11'4" x 14'9" (3.45m x 4.50m) with built-in wardrobe cupboards, rear elevation double glazed windows and TV aerial socket, light and power points. Coved ceiling and fitted vanity hand wash basin, with storage cupboard and ceramic tiled surrounds.



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Bedroom Two measuring approximately 8'2" x 12'5" (2.49m x 3.78m) minimum Front elevation large double-glazed window, coved ceiling, light and power points.



Bedroom Three measuring approximately 8'1" x 9'6" (2.46m x 2.90m) with built-in wardrobe cupboard, front elevation double glazed window and coved ceiling. Light and power points.



Bedroom Four measuring approximately 6'4" x 9'2" (1.93m x 2.79m) with rear elevation double glazed window, light and power points.

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Family Bathroom comprising walk-in shower, shower screen and ceramic tiled surrounds, Mira electric shower with shower head on wall bracket. Low flush WC, bidet and vanity unit with storage cupboards under. Patterned ceramic tiled surrounds, wall mirror with light and inset ceiling lights, rear elevation opaque glazed window with roller blind. Upright towel rail / radiator



Outside the property to the rear there is outside tap, paved terrace and sitting area. Retaining wall and lawned area. There is mature hedgerow boundary to the rear. There are raised borders and outside sensor light, pedestrian side access, wrought iron gate to the front gorgeous sunny aspect garden



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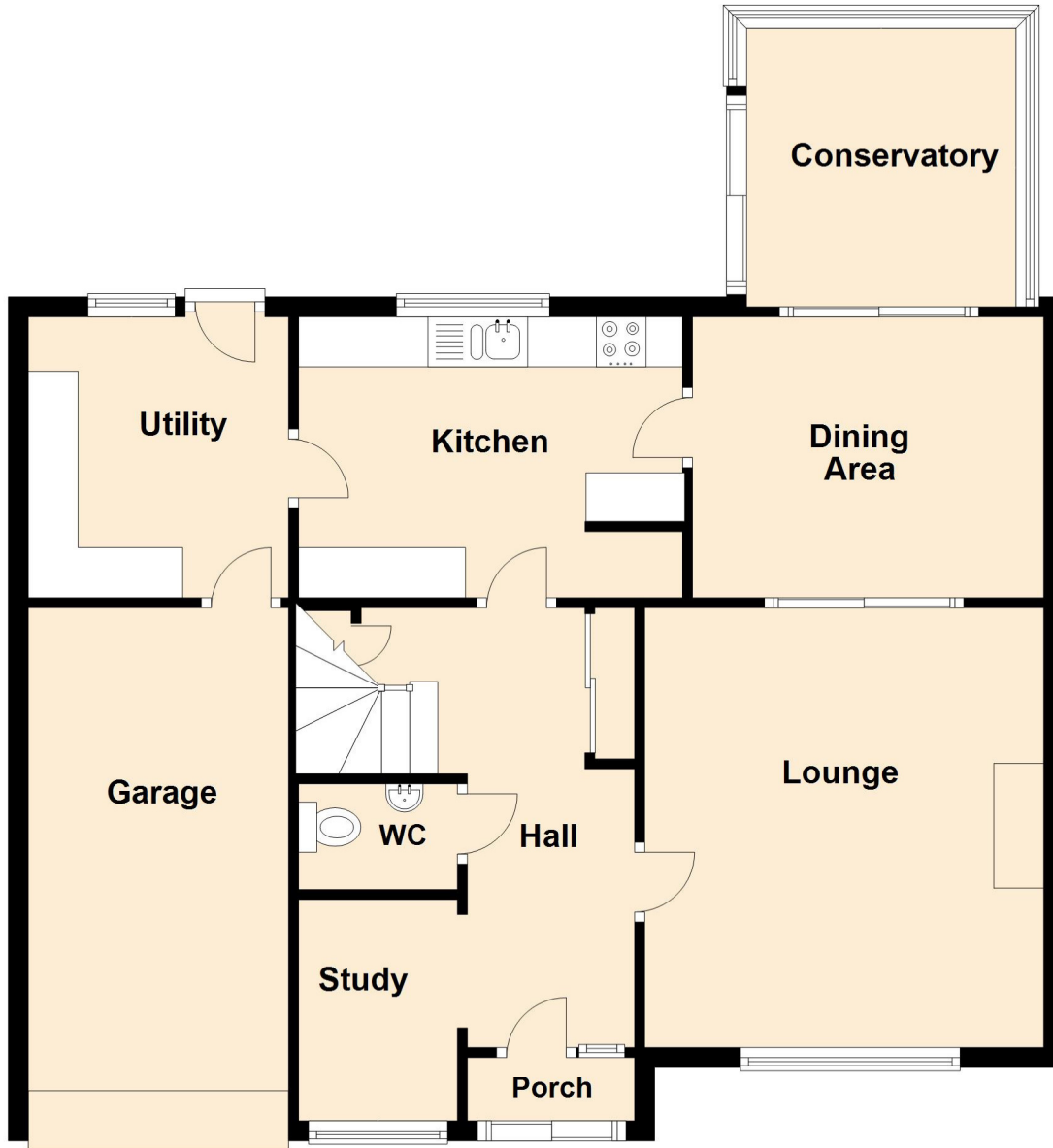
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

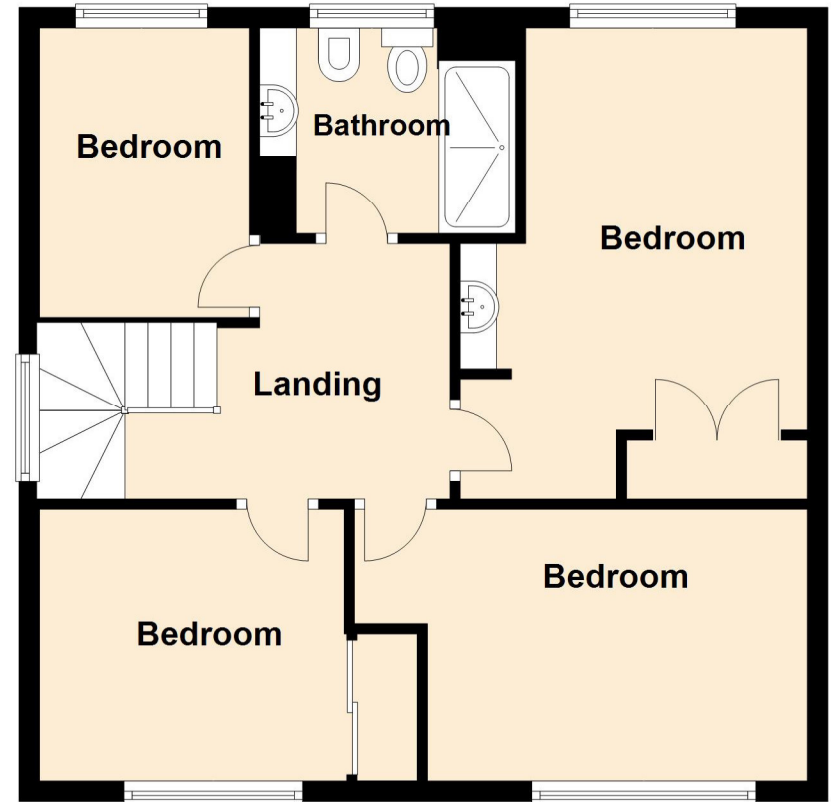
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000

Council Tax: **Band E**



Ground Floor

Approx. 87.0 sq. metres (936.0 sq. feet)



First Floor

Approx. 54.7 sq. metres (589.0 sq. feet)

Total area: approx. 141.7 sq. metres (1525.0 sq. feet)