



**ESTATE AGENTS**

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**Pensham Place**  
**Evesham Road**  
**Upper Moor**  
**Pershore.**  
**WR10 2JR**

**For Sale**

**Price £575,000**



**A QUALITY DETACHED NEW BUILD 4 BEDROOM PROPERTY WITH TWO EN-SUITES, TWO RECEPTION ROOMS AND FITTED KITCHEN WITH GRANITE WORKTOP SURFICES ALL FINISHED TO A VERY HIGH STANDARD CARPETED AND KARNDGAN FLOOR COVERING SET IN RURAL SURROUNDINGS WITH DETACHED DOUBLE GARAGE AND HOME OFFICE OVER, SOLAR PANELS AND GAS CENTRAL HEATING. NO CHAIN.**

**COUNCIL TAX :F EPC:B (86)**

*Residential Sales Particulars*

## **Pensham Place, Evesham Road, Upper Moor, Pershore WR10 2JR**

### **Situation**

Evesham Road Upper Moor is a now through road for private vehicles giving this property a rural situation, having front and rear gardens and a driveway to the rear of the property where there is a double garage with independent electric doors and separate access to first floor office accommodation. The property built by Juliff Homes being a popular local developer delivering a high standard finish to this quality property. There is central hallway with good sized lounge and separate dining room, there is cloak room and separate utility room, together with a modern well finished fitted kitchen/breakfast room, with central island and integral appliances together with granite worktop services. The property's location gives easy access to all main centres and local educational facilities.

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

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions.

### **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**

**Attractive Entrance Porch** with timber supports to pitch tiled roof with inset ceiling light.

**Entrance** with opaque glazed panel and spy hall, security lock and chain into

**Reception Hallway** with Karndean floor covering, under floor heating and inset ceiling lights. There is under stair storage cupboard, multi socket power points, door chime and internal light oak doors off to



**Cloak Room** comprising concealed cistern low flush WC with ceramic tiled surround, mounted hand wash basin with mixer tap and storage cupboard under and tiled splashback. Extractor fan, isolator switch and light point.



**Dining Room** measuring approximately 11'8" x 10'7" (3.56m x 3.23m) with pendant light, under floor heating, Karndean floor covering, master socket for Open Reach, TV aerial point and multi socket power points. Dual aspect double glazed windows.

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**Lounge** measuring approximately 18'3" x 11'2" (5.56m x 3.40m) with under floor heating, newly carpeted and front elevation double glazed windows. Rear fully glazed patio doors. Pendant lights, multi socket power points, TV aerial socket.



**Utility Room** measuring approximately 10'5" x 6'4" (3.18m x 1.93m) with granite work top surfaces and surrounds. stainless steel sink unit with mixer tap, base level storage cupboards and plumbing for automatic washing machine. Space for dryer. Karndean floor covering over under floor heating, ample power points, Worcester Bosch gas wall mounted boiler with 24-hour time controls. Consumer unit, side elevation window and wall mounted storage cupboard.



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**Fitted Kitchen / Breakfast Room** measuring overall approximately 15'3" 15'1" (4.65m x 4.60m) with range of fitted kitchen units comprising granite work top surfaces over base level storage cupboards. Central island with granite cover and induction ceramic hob under stainless steel extractor fan. Base level drawers and storage cupboards, breakfast bar. Fitted double oven and grill, fridge and freezer. Pan storage cupboards and fitted microwave, ample multi socket power points, wall mounted storage cupboards, dishwasher and one and a half bowl laminated sink unit with mixer tap. Dual aspect windows, TV aerial point and fully glazed double doors onto rear patio. Under floor heating to Karndean floor covering and inset ceiling lights.



Stairway from reception hall with light oak balustrading leads up to first floor

**Landing** with panelled radiator, multi socket power points, inset ceiling lights and carpeted throughout including stairway. Storage cupboard with large insulated upright tank, pressurised system and immersion heater.



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**Bedroom One** measuring overall approximately 15'2" x 15'1" (4.62m x 4.60m) with dual aspect double glazed windows, ample multi socket power points, pendant light, panelled radiator and TV aerial socket.



**En Suite Shower Room** comprising walk-in shower with glazed sliding door screen, plumbed in shower with manual control and ceramic tiled surrounds. Tabletop circular hand wash basin with mixer tap and useful storage drawer under. Concealed unit low flush WC and upright panelled radiator / towel rail. Opaque double-glazed window, shaver point, illuminated wall mirror, ceramic floor covering and extractor fan.



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**Bedroom Two** measuring approximately 10'7" x 11'1" (3.23m x 3.38m) with front elevation window, panelled radiator, multi socket power points, pendant light and TV aerial socket.



**En Suite Shower Room** with sliding screen door to plumbed in shower with manual controls. Inset ceiling lights and extractor fan, ceramic tiled surrounds. Mounted hand wash basin with mixer tap and cupboard under. Concealed cistern low flush WC and front elevation opaque glazed window. Upright chrome towel rail / radiator, shaver point and illuminated circular mirror.



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**Bedroom Three** measuring approximately 9'4" x 10'9" (2.84m x 3.28m) with front elevation double glazed window, panelled radiator, multi socket power points, TV aerial socket and pendant light.



**Bedroom Four** measuring overall approximately 8'6" x 11'4" (2.59m x 3.45m) with rear elevation windows, panelled radiator, TV aerial socket and multi socket power points, pendant light.





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**Family Bathroom** comprising glazed shower screen over panelled bath with mixer tap and shower attachment. Ceramic tiled surrounds, upright towel rail / radiator and concealed cistern low flush WC. Mounted hand wash basin with mixer tap and storage drawer under, gold coloured theme accessories, inset ceiling lights and extractor fan. Shaver point and illuminated wall mirror.



**Outside the Property**

To the front of the property there is post and rail fence enclosing front lawned area. There is paved walkway to the front porch. Outside power point.

Tarmacadam access drive between the properties to.

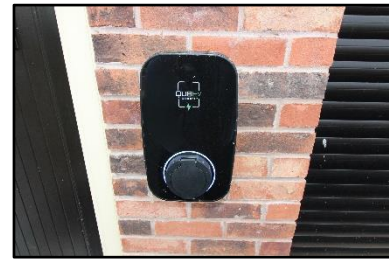


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**Rear Garden**

With timber garden gate to enclosed back garden mainly laid to lawn with paved walkway and patio area, outside wall lights, gravelled storage area, exterior power point and outside tap.

**Detached Double Garage** measuring internally approximately 17'7" x 17'9" (5.36m x 5.41m) with independent electric automatic roller doors. Solis wall mounted inverter for solar panels with isolator switch and meter point. There are internal ceiling lights and exterior car charging point. Wall mounted lantern lights. Separate access door with opaque glazed panel and security lock into independent ground floor hallway access to



**Annex/Home Office** with hallway and useful under stair store cupboard, ceiling light, multi socket power points, carpeted, and consumer unit. Carpeted stairway with balustrading leads up to first floor.

**Home Office/Room** measuring overall approximately 24'4" x 10'6" (7.42m x 3.20m) with high sloping ceiling, pendant light, Velux roof light windows x 2 and gable window – good natural light. Multi socket power points, carpeted.



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

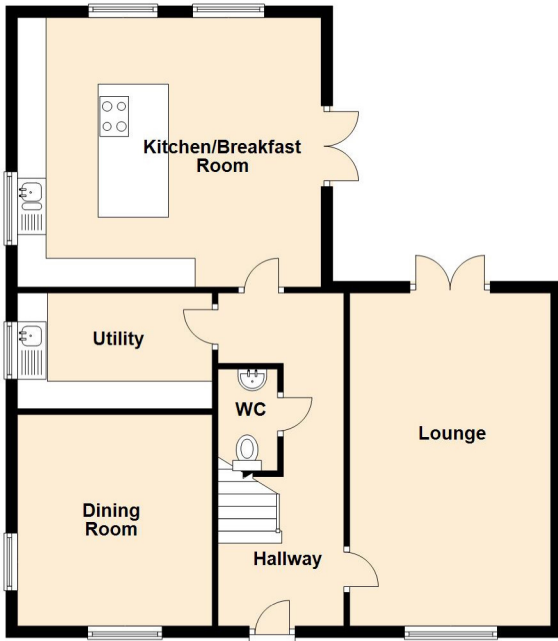
**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.

**Tenure:** The property is freehold

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

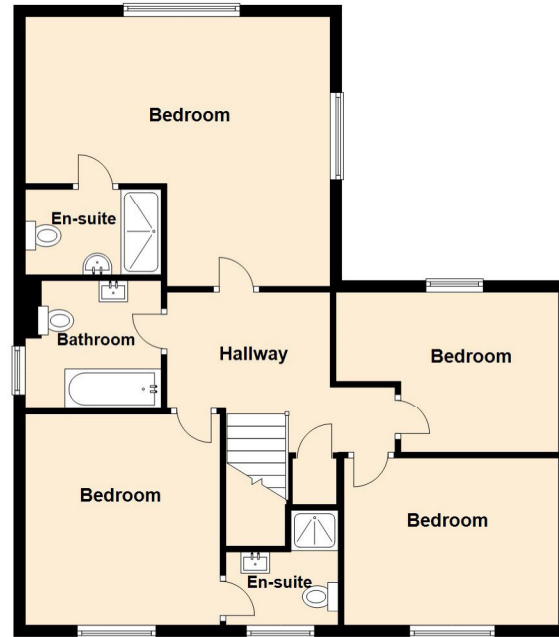
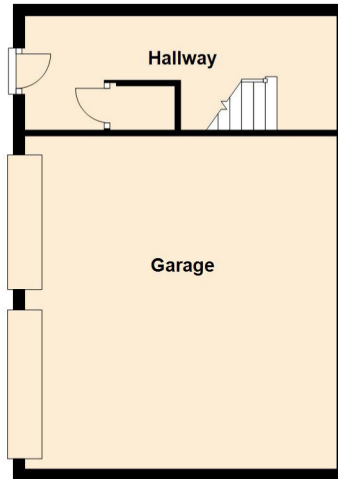
**Council Tax:** Band F





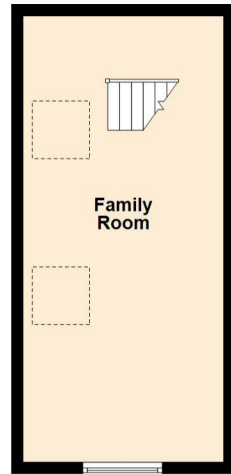
**Ground Floor**

Approx. 122.7 sq. metres (1320.4 sq. feet)



**First Floor**

Approx. 106.9 sq. metres (1151.0 sq. feet)



Total area: approx. 229.6 sq. metres (2471.4 sq. feet)