



ESTATE AGENTS

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34 Station Road
Pershore
WR10 1NN

For Sale

Price £220,000



**AN EXTENDED THREE BEDROOM MID-TERRACED HOME
CONVENIENT FOR THE TOWN WITH REAR GARDEN, GARAGE, OFF
-ROAD PARKING AND GAS CENTRAL HEATING.**

**Entrance, Hallway, Good Sized Lounge/Dining Room, Extended Modern
Kitchen, Utility Room And Cloak Room, Three Bedrooms And Bathroom On
The First Floor.**

EPC : C (72) COUNCIL TAX :B

Residential Sales Particulars

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Situation

Number 34 is set back off Station Road with pathway to the front door. The property is mid-terraced and is double glazed and well situated for schooling and the town's amenities. The property had been extended to the rear with a utility room and cloak room on the ground floor, the garden is paved with rear garden gate to off-road parking. There is no on going chain with this property which is connected to all main services.

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.

Property Comprises

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Canopied Entrance with UPVC panelled glazed front door into

Hallway with pendant light, panelled radiator, enclosed water meter and stop cock. Coved and under stair storage cupboard with meter point and consumer unit. Laminate floor covering, BT point, stairway leading to first floor and doors off to

Front Lounge / Dining Room measuring overall approximately 20'8" x 12'8" (6.30m x 3.86m) maximum with panelled radiators, front elevation UPVC double glazed windows, coved ceiling and pendant lights. Wall light points, serving hatch to kitchen, rear elevation UPVC fully glazed double doors into garden, power points and TV aerial cable.



Kitchen measuring approximately 9'7" x 7'8" (2.92m x 2.34m) minimum with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Wall mounted storage cupboards, multi socket power points. Ceramic hob with oven and grill under. Single drainer stainless steel sink unity with mixer tap. Rear elevation double glazed window, laminated floor covering and ceiling light. Through to



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Utility Area with work top surface and storage cupboard under, wall mounted storage cupboard. Gas central heating boiler and plumbing for automatic washing machine, fully glazed door leading into garden and further door leads into



Cloak Room with low flush WC, pedestal hand wash basin and extractor fan. Inset ceiling light, chrome upright towel rail / radiator and side elevation opaque glazed window.



Stairway from hall leads up to first floor

Landing with access hatch to roof void, balustrading and pendant light. Doors off to

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Bedroom One measuring approximately 10'3" x 11'6" (3.12m x 3.51m) with double fronted wardrobe cupboards, pendant light, and front elevation UPVC double glazed window. Panelled radiator and power points.



Bedroom Two measuring approximately 10'2" x 11'9" (3.10m x 3.58m) with rear elevation UPVC double glazed window, panelled radiator, light, power points. Dimmer switch.



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Bedroom Three measuring approximately 7'6" x 11' (2.31m x 3.35m) with front elevation UPVC double glazed window, pendant light, panelled radiator and power points



Bathroom comprising ceramic floor covering, pedestal hand wash basin and low flush WC. Shower tray to enclosed glazed shower cubicle with Triton electric shower having ceramic tiled surrounds. Rear elevation opaque double-glazed window, panelled radiator and pull cord light switch.



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Outside the Property

To the front there is paved walkway from the pavement and front lawn. To the rear there is paved rear garden, raised borders and timber garden store. Rear access gate leads to the garage block and off-road parking.

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 B**