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**84 High Street**  
**Pershore**  
**Worcestershire**  
**WR10 1DU**

**For Sale**

**Price £425,000**



A GRADE 11 LISTED GEORGIAN TOWN HOUSE OFFERING WELL PLANNED ACCOMMODATION, PRESENTED TO A HIGH STANDARD.

Entrance into Lobby, Reception Hallway, Cloakroom, Dining Room/Study, Sitting Room, Garden Room, Kitchen/Breakfast Room, Three Double Bedrooms One En Suite, Family Bathroom, Utility Room with WC, Garage/Workshop, Landscaped Garden.

*Residential Sales Particulars*

## **84 High Street, Pershore, Worcestershire, WR10 1DU**

### **Situation**

Number 84 is a Grade 11 listed, Georgian property which benefits from an integral garage/workshop off the High Street. This conveniently situated property is well planned and has been the subject of much improvement by the present vendors. The property retains much of the original Georgian features and benefits now from an extended kitchen and a garden room. Together with, an en suite/wet room to the main bedroom and a utility room with toilet on the first floor. This family house is very well presented and now offers a lovely, well stocked garden designed by the vendors.

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

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.

### **Viewing**

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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**The Property Comprises of**

**Entrance** with fan-shaped glazed panel over timber front door with brass furnishings into

**Entrance Lobby** with ceiling light, picture rail, ceramic tiled floor covering, half panelled glazed oak door leading into

**Reception Hallway** with panelled radiator, ceiling light and picture rail, stairway to first floor and doors off to

**Cloakroom** having ceramic tiled floor covering, low flush WC, wall mounted hand wash basin with tiled splash back and glazed shelf. Chrome accessories, opaque glazed window. Ceiling light with pull-cord light switch.

Off the hallway there is

**Boiler Cupboard** housing a new Worcester Bosch central heating boiler, also serving domestic hot water, rear elevation opaque double glazed window, ceiling light and storage.

**Dining Room / Study** measuring approximately 10' 9" x 14' 8" (3.32 x 4.51m) with ceiling light and picture rail. Front elevation panelled glazed sash window with secondary double glazing. Panelled radiator, TV aerial socket and power points.



Off the hallway there is further doorway into

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**Garden / Day Room** measuring approximately 10' 8" x 9' 8" (3.29 x 2.99m) with borrowed light window from dining room. Rear elevation double glazed window. Panelled radiator and TV aerial socket. Multi socket power points, ceiling light point and BT socket. There is a large fitted roof light which brings in good natural light to this room.



From the reception hallway there is door into

**Kitchen/Breakfast Room** measuring overall approximately 25' 4" x 11' 5" (7.74 x 3.50m) maximum and divided into a

**Breakfast Area** having ceramic tiled floor covering, panelled radiator, side elevation double glazed window, venetian blind and high-level shelf. Inset ceiling lights, spot lights and multi-socket power points. Enclosed consumer unit, further high-level shelving, BT socket and under floor heating.



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Small step up to

**Fitted Kitchen** with under floor heating, ceramic tiled floor covering, range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Plumbing for dishwasher. Storage for upright fridge/freezer, built-in oven and grill, four-burner gas hob top with stainless steel splashback and extractor hood over. Ample multi socket power points, base level storage cupboards, one and a half bowl single drainer stainless steel sink unit with mixer tap and ceramic tiled surrounds. Wall mounted storage cupboards, inset ceiling lights, further high-level circuit breaker fuse box, TV aerial socket and large hardwood double glazed, double doors lead out to rear terrace.



From the breakfast room, there is door and inner vestibule providing storage for tub freezer. There is shelving and base level storage cupboards. Ceiling light, power points and a further door leads into

**Sitting Room** measuring approximately 14' 10" x 10' 8" (4.30 x 3.29m) with chimney breast intrusion, attractive open fire place with exposed mellowed brick over gas burning stove on brick hearth and having original storage cupboards to either side. Multi socket power points, TV aerial socket, panelled radiator, front elevation panelled glazed sash window with secondary double glazing. There is a door into the hall.

**Sitting Room**



Stairway from hall leads up to first floor landing (presently with stairlift). Bannister rail.

**Landing** with Velux roof light, ceiling light and door into

**Master Bedroom Suite**

Comprising of

**Dressing Area** with fitted wardrobe cupboards and good storage. Panelled radiator, side elevation double glazed window with venetian blind. Storage/wardrobe over stairwell.

**Master Bedroom** measuring approximately 10'4" x 13' (3.17 x 3.96m) with rear elevation double glazed window, ceiling light point, panelled radiator, multi socket power points, TV aerial socket, BT extension point.

**En Suite Wet Room** with ceramic tiled wall and floor covering, underfloor heating, walk-in shower with glazed shower screen, plumbed in shower with manual controls, shower head and inset ceiling lights. Extractor fan, useful chrome handles, pedestal hand wash basin with mixer tap, low flush WC. Velux roof light. Wall mirror with light, shaver point and chrome accessories. Upright towel rail/radiator.

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**Master Bedroom**



**Main Landing** with Velux roof light, high level fuse box, ceiling lights and access hatch to roof void, rear elevation double glazed windows, venetian blinds, panelled radiator and further roof inspection access.

**Bedroom Two** measuring approximately 15' 7" x 11' 5" (4.78 x 3.50m) with front elevation panelled glazed sash windows with secondary double glazing, panelled radiators, built-in wardrobe cupboards either side of chimney breast, ceiling lights and picture rail, multi socket power points and BT socket.



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**Bedroom Three** measuring approximately 10' 9" x 11' 6" (3.32 x 3.53m) with front elevation panelled glazed window with secondary double glazing, panelled radiator, multi socket power points, ceiling light and picture rail. Built-in wardrobe cupboard.

From the landing being split level there is

**Separate WC/Utility Room** with low flush WC, pedestal hand wash basin, ceramic tiled surrounds, rear elevation opaque double glazed window, venetian blinds, multi socket power points, plumbing for automatic washing machine and vent for tumble dryer. Pull-cord light switch.

**Family Bathroom** measuring approximately 10'3" x 9'8" (3.14 x 2.99m) having low flush WC, pedestal hand wash basin and panelled bath with mixer tap and chrome handles. Patterned ceramic tiled surrounds, front elevation opaque double glazed windows, wall mirror and shaver points. Towel rail, upright radiator, good sized walk-in shower with sliding doors, plumbed in shower with shower head on wall bracket, ceramic tiled surrounds over shower tray. Vinyl floor covering, ceiling light with pull-cord switch.

### **Outside the Property**

**Integral Garage** approached from the rear garden, with sensor lights and measuring approximately 10' 10" x 14' 8" (3.08 x 4.51m). Ample power points, timber folding garage doors to High Street. Gas and electric meter points.

**Informal Gardens** this garden has been transformed by the present vendors and is now a popular venue 'Pershore Open Gardens'. This garden with its colourful borders, sitting areas and rockeries is a delight, and viewing is essential. At the top of the garden there is useful timber garden store measuring 8' x 12' (2.44 x 3.66m) there is a main greenhouse with power connected, there is a water feature and vegetable area. Together with compost bins and original quaint tool shed. Useful mains water connections and harvested water from the store shed.



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**Services** All mains services are connected to this property. There is gas fired central heating. 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 D**

### Ground Floor

Approx. 101.0 sq. metres (1087.1 sq. feet)



### First Floor

Approx. 83.7 sq. metres (900.6 sq. feet)



Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

Plan produced using PlanUp.

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