



14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
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10 Bridge Street
Pershore
Worcestershire
WR10 1AT

For Sale

Price £449,950



A Period Grade 11 Listed, Four Bedroom Town House with Exposed Beams and Feature Fireplaces. Offering Characterful Accommodation Together with Pleasant Garden and Off Road Parking.

Entrance Vestibule, Reception Hall, Drawing Room, Dining Room, Breakfast Area, Cloakroom and Fitted Kitchen with 'Aga'. Master Bedroom with En Suite, Guest Bedroom (Two) with En Suite and Dressing Area, Two Further Double Bedrooms and Bathroom on the Second Floor, Cellar (Dry), Good Sized Garden, Parking for Two Vehicles.

Residential Sales Particulars

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Situation

This interesting Grade 11 listed town house, with Georgian Frontage has origins dating back to the 1700's and retains the features of exposed beams and a useful cellar, together with evidence of a past time Pershore police station, which can be noted within the fitted kitchen area.

This property is full of character, with large reception rooms and grand hallway, high ceilings and good size rooms.

Access to the off-road parking is off Bridge Street giving further pedestrian access to the rear garden.

The property has seen much improvement and updating by the present vendor, and now offers a classic Pershore town house within walking distance of the High Street, set within charming period accommodation.

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. The new Worcestershire Parkway Station is being 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 outline 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 and the Everyman Theatre and major main shopping facilities, 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

Canopied Entrance to solid timber front door with security locks.

Entrance Vestibule with mat-well, covered radiator, wall light, ceiling rose. High level consumer unit/RCD. Glazed borrowed light panel over entrance door. Inner door with patterned glazed panels with further borrowed light panel over leads into

Reception Hall ceiling rose with light point. BT socket, high level cloaks peg on rail.

Stairway to first floor and doors off to

Cellar measuring overall approximately 13'5" x 15'5" (4.11 x 4.72m) with steps leading down. Laid brick and flagstone floor covering. Drainage sump hole and air vent to Bridge Street. Meter points, light and power, exposed ceiling timbers.

Dining Room measuring approximately 15' x 13'6" (4.57 x 4.14m) with chimney breast with period fireplace having moulded cast fire grate and mantle shelf over, with surround. Front elevation window with secondary double glazing. Ceiling light with rose, moulded coving. Multi socket light points, panelled radiator, useful china storage cupboard.



Drawing Room measuring overall approximately 15'5" x 13'5" (4.72 x 4.11m) with chimney breast having modern log-effect gas fire inset. Picture rail, useful storage cupboard. Ceiling light with rose. Panelled radiator, air vent, TV aerial socket and multi socket power points. Fully double-glazed double doors lead out to the rear.

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Drawing Room



From the reception hall, there is inner hall with enclosed radiator, ceiling light with moulded rose. Further wall light point, radiator, access to breakfast area.

Cloakroom having pedestal hand wash basin with ceramic splash back, panelled radiator, low flush WC. Wall light points and opaque double-glazed window.

Breakfast Area measuring approximately 8'6" x 11'8" (2.62 x 3.60m) ceiling light with moulded rose. Panelled radiator, TV aerial socket. Double fronted storage cupboard with shelving. Wall mounted thermostat. Display shelf. Glazed double doors give rear access.

Boiler Cupboard housing Worcester Greenslave boiler.

Kitchen

measuring overall approximately 14'2" x 9'10" (4.33 x 2.77m) having fitted Aga (electric) with double oven and hot plates. Ample work top surfaces with drawers and storage cupboards under. Plumbing for automatic washing machine. Belfast sink with mixer tap and timber drainers. Rear elevation window with blind. Plumbed in dishwasher. Multi socket



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power points. Fitted Range cooker with stainless steel back plate and extractor hood over. Wall mounted storage cupboards, moulded ceiling rose with pendant light point. Space for upright fridge/freezer. Feature high level windows. Exposed timber lintel and metal hinge. (Feature from the history of the building).



Stairway from the ground floor reception area with bannister rail and balustrading, being split level and rising to first floor.

First Floor Landing with exposed timbers, panelled radiator, period storage cupboard with shelving, ceiling light.

Bedroom One
measuring overall approximately 13'10" x 15'8" (3.99 x 4.81m) with front elevation Georgian windows with secondary double glazing. Chimney breast with period fireplace having moulded cast fire grate and mantle shelf over. Dado rail. Panelled radiator. Ceiling rose, light and power points.



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En Suite Shower Room

with walk-in shower, having tiled surrounds and shower screen. Low flush WC and Bidet with Pedestal hand wash basin and tiled splashback. Panelled radiator, storage area, ceiling lights.



Bedroom Two

measuring approximately 14' x 13'4" (4.27 x 4.08m) with chimney breast, having period fireplace with moulded surround and cast fire inserted. Walk in wardrobe cupboard/link to bedroom one. Ceiling rose with light point and wall light point, multi socket power points. Panelled radiator. TV aerial point. Rear elevation window.



En Suite Dressing Room/ Bathroom

measuring overall approximately 13'6" x 5'7" (4.14 x 1.74m) with covered radiator, dado rail and rear elevation window with roller blind. Low flush WC, pedestal hand wash basin having tiled splashback. Wall mounted shaving mirror, shaped panelled bath with electric Mira shower over. Shower screen and ceramic tiled surrounds. Ceiling rose with light point.

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From the first landing, further stairway with exposed wall timbers leads up to



Second Floor with bannister rail and balustrading, galleried effect. Velux roof lights, further exposed timbers and panelled radiator.



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Bedroom Three measuring approximately 9'9" x 13'6" (3.02 x 4.14m) with front elevation window having secondary double glazing. Ceiling rose, light and power points. Panelled radiator, TV aerial socket.



Bedroom Four measuring approximately 13'9" x 9'4" (4.24 x 2.86m) overall, with front elevation window having secondary double glazing with window blind. Panelled radiator, ceiling rose with light point. TV aerial socket and multi socket power point.



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Bathroom

measuring approximately 10' 3" x 12' 5" (3.14 x 3.81m) to eave height, with shaped ceiling and exposed purlin timbers. Pedestal hand wash basin. Low flush WC. Panelled bath, wall light point and storage shelving. Panelled radiator. Rear elevation window.



Outside the Property

To the Rear

There is stone paving to attractive rear garden area, being a walled enclosure. Feature gas mantle light, (converted). This enclosed garden has brick BBQ and metal gates providing pedestrian access to the specific parking spaces to the rear.

Parking

There is vehicular access off Bridge Street via secure double doors, electrically operated to the parking spaces provided with the property.



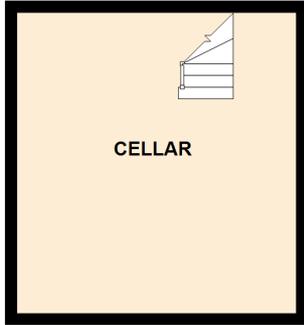
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- Services** All mains services are connected to this property. There is Gas central heating. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included 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**

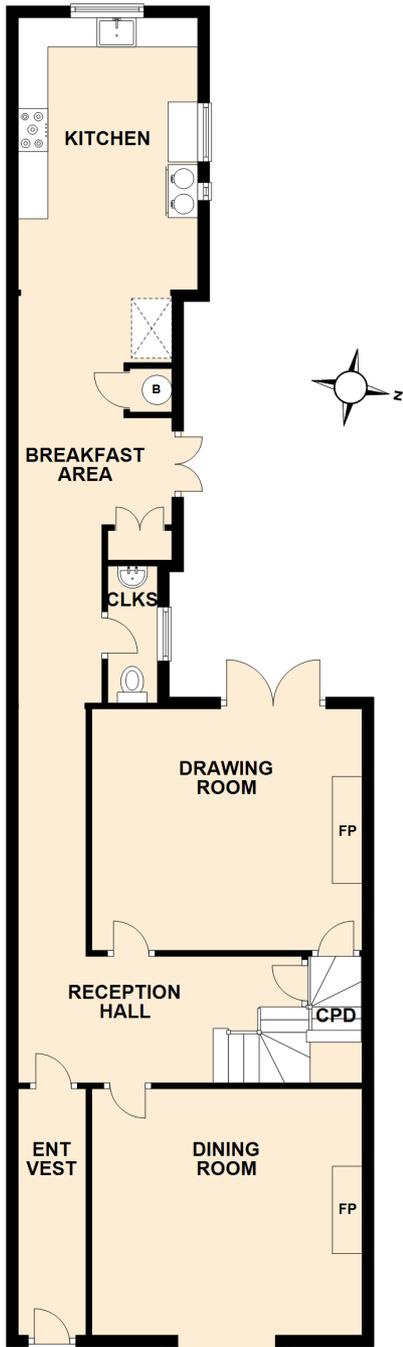
BASEMENT

APPROX. 24.1 SQ. METRES (259.1 SQ. FEET)



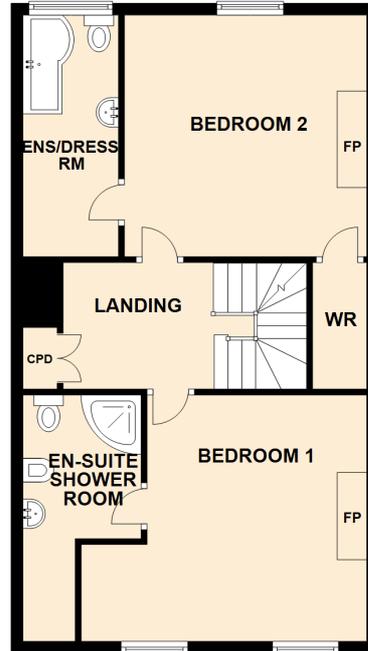
GROUND FLOOR

APPROX. 94.9 SQ. METRES (1021.7 SQ. FEET)



FIRST FLOOR

APPROX. 63.1 SQ. METRES (678.8 SQ. FEET)



SECOND FLOOR

APPROX. 50.6 SQ. METRES (545.0 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.