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94 High Street
Pershore
Worcestershire
WR10 1DU

For Sale

Price £229,950



A PROMINENTLY SITUATED THREE BEDROOM TERRACED TOWN HOUSE WELL PRESENTED, HAVING RECENTLY BEEN REFURBISHED.

Lounge , Dining Room, Inner Hall, Cloakroom, Fitted Kitchen/Breakfast Room, Three Good Sized Bedrooms, Bathroom, Gas Central Heating , Rear Patio & Cottage Garden.

Residential Sales Particulars

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Situation

Number 94 High Street is a period terraced property well situated for convenience to Pershore Town Centre. This attractive red brick property has been the subject of complete refurbishment in recent years, now providing modern living accommodation within this pleasant cottage. Access is off the High Street into a good-sized lounge dining room. There is an inner hall with stone floor covering, a cloakroom and kitchen/breakfast room set to the rear of the property. The kitchen is well fitted and has access via double doors to the rear garden. The bedrooms are set off the first-floor landing being good sized. The bathroom and the cloakroom have modern fittings.

Viewing is highly recommended.

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

Timber braced door with double glazed panel and 5-lever security lock leads into

Lounge/Dining Room measuring approximately 19' x 14' (5.79 x 4.27m) maximum, with chimney breast intrusion, coal effect gas stove over stone hearth. Enclosed meters and multi socket power points. Double panelled radiators with individual thermostatic controls. Front elevation double glazed window with venetian blind, curtain pole. Wall light points, exposed ceiling timbers. Smoke alarm and two ceiling pendant lights. Access door and steps lead down to cellar (currently unused).



Inner Hall with coloured ceramic tile floor covering, upright panelled radiator with inserted mirror. Inset ceiling lights, smoke alarm. Honeywell digital time control /thermostat, useful under stair storage cupboard. Multi socket power points, stairway leading to first floor and doors off to

Cloakroom comprising of pedestal hand wash basin with tiled splashback, upright chrome panelled radiator, low flush WC, inset ceiling lights and extractor fan. Isolator switch, opaque double-glazed window. Ceramic tiled floor covering

Kitchen measuring approximately overall 9'4" x 13'5" (2.84 x 4.09m) with range of fitted kitchen units, comprising work top surfaces, drawers and storage cupboards under, porcelain Belfast sink with mixer tap and ceramic tiled surrounds. 4-burner gas hob top with Indesit oven under. Plumbing for automatic washing machine, wall mounted kitchen units and extractor hood. Ample multi socket power points and double-glazed window. Exposed ceiling timber and ceiling lights, double panelled radiator with individual thermostatic control, TV aerial socket and high-level power point.

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Kitchen



Stairway from inner hall, being split level, leads up to

Landing with bannister rails, Velux roof light, inset ceiling lights, smoke alarm and carbon monoxide meter. Power point and doors off to **boiler cupboard** housing Valiant gas central heating boiler, also serving domestic hot water, ample slatted shelving.

Bedroom One measuring overall approximately 14' x 8'9" (4.27 x 2.67m) with front elevation double glazed window, double panelled radiator with individual thermostatic control, window blind and curtain rail. Chimney breast intrusion, period-style fireplace (as feature only), ample multi socket power points, pendant light point and inset ceiling lights. TV aerial socket.



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Bedroom Two

measuring approximately 9'9" x 10' (2.97 x 3.05m) with ample power points, ceiling light pendant, double panelled radiator with individual thermostatic control, TV aerial socket, chimney breast intrusion and rear elevation double glazed window.



Bedroom Three

measuring approximately 9'7" x 8' (2.92 x 2.44m) maximum, with ample multi socket power points, pendant ceiling light, access hatch to roof void, double panelled radiator with individual thermostatic control. Rear elevation double glazed window, TV aerial socket.



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Bathroom with panelled bath, folding shower screen, plumbed in shower, pedestal hand wash basin and low flush WC, extractor fan, opaque glazed window, ceiling light point. Upright chrome towel radiator, ceramic tile floor covering, base level storage cupboards and coordinated ceramic tile surrounds. Thumb latch door.

Outside of the Property to the rear, approached from the kitchen, through double doors, there is paved patio area and retaining walls with steps leading up to a cottage garden accessed via a short pathway adjacent to the neighbouring garden. Mature hedgerow, timber garden store and lawned area.



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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.

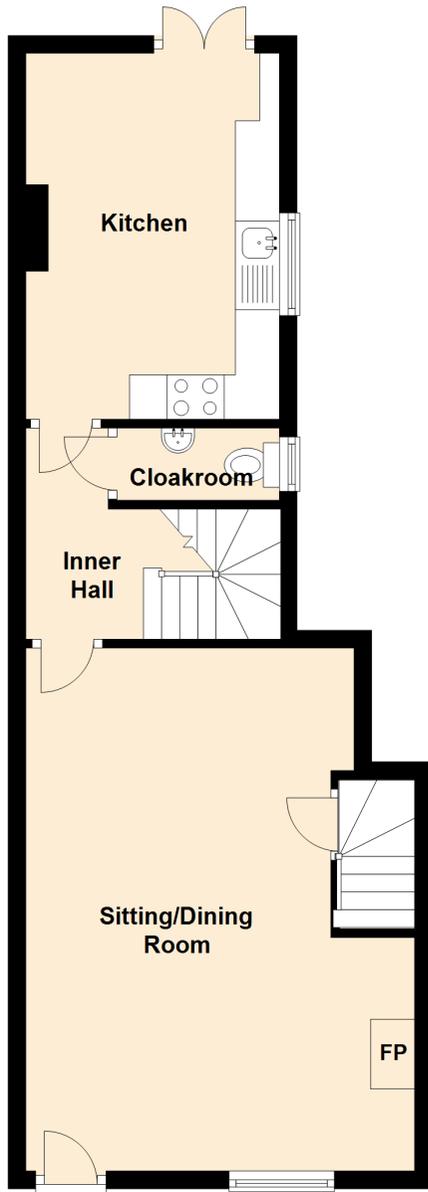
Tenure: The property is freehold

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

Council Tax: Band B

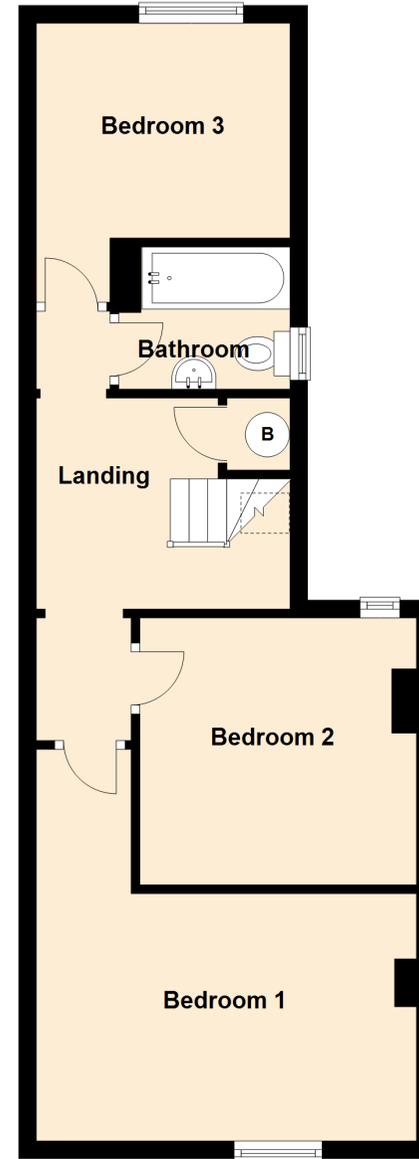
Ground Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



First Floor

Approx. 45.4 sq. metres (488.2 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.