Bomford & Coffey Limited
ESTATE·AGENTS

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1 Abbey Place
Pershore
Worcestershire
WR10 1JF

For Sale **Price £495,000**

A Grade 11 Listed Georgian Town House Offering Flexible Accommodation And having Period Character Features, Cottage Garden and Off Road Parking.

Entrance Hallway, Study, Sitting Room, Second Reception/Bedroom One, Ground Floor Bathroom, Kitchen/Breakfast Room, Pantry, Rear Utility Room/ Covered Way, First Floor Lounge, Four Further Bedrooms, Family Bathroom, Rear Garden, Vehicular Access to Covered Rear Parking.
Underfloor Heating.

Residential Sales Particulars

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

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Situation

This charming Georgian styled town house has been the subject of much improvement by the present vendor. Retaining period features and installing underfloor heating to all floors. There are working fireplaces and feature fireplaces. All original. There are flagstone floors and exposed timber floors and modern fixtures and fittings to the bathrooms. This property has an air of space with good sized reception rooms and bedrooms. This property is individual and does offer flexible accommodation set within this interesting town house, being within walking distance of the town centre.

The agent recommends early viewing on this property.

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 half opaque panel glazed timber front door with security lock into

Hallway with mat-well, parquet flooring, ceiling light points (cellar access).

Doors off to

Study measuring approximately 6'1" x 6'1" (1.86 x 1.86m) with thumb latch timber door. Side elevation double glazed window, parquet floor covering (underfloor heating). Ceiling light. BT point and multi socket power points.

Sitting Room measuring approximately 14' x 11'10" (3.75 x 4.27m) maximum, with front elevation panel glazed period window, Victorian styled open fireplace with metal surround over slate hearth and mantle shelf. Light and power points, BT socket. (Underfloor heating).

Door through to

Second Reception Room/Bedroom One measuring overall approximately 12'3" x 14' (3.75 x 4.27m) with exposed timber flooring, (underfloor heating). Period open fireplace with metal surround, stone hearth and mantle shelf over, multi socket power points, ceiling light point and exposed ceiling timber beam.

Off the hallway there is

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Second Reception Room/Bedroom

Ground Floor Bathroom measuring overall approximately 13’5” x 4’10” (4.11 x 1.25m) with double timber doors and thumb latch. Claw foot bath with mixer tap and telephone handle shower attachment. Wall mounted hand wash basin with chrome towel rail and mixer tap. Fixed mirror over and wall light point. Extractor fan. High flush WC. Ceramic tiled floor covering (underfloor heating). Corner shower with sliding glazed screen doors. Ceramic tiled surrounds, shower heads on wall bracket, manual thermostatic control. Side elevation double glazed windows and inset ceiling lights.

At the end of the hallway there is doorway into

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Kitchen/Breakfast Room measuring overall approximately 18’ x 15’4” (5.49 x 4.69m) with period flagstone floor covering (underfloor heating). Rangemaster cooker with gas hob, extractor fan and inset lights over. Ceramic tiled surrounds, granite work top surfaces, one and a half bowl stainless steel sink unit with mixer tap, drawers and storage cupboards under. Fitted carousel unit and plumbed in dishwasher. Rear elevation double glazed panelled window. Inset ceiling lights. Original bread oven frontage with fire box under. Alcove storage. Pendant ceiling light point. Wall mounted thermostatic control. Space for upright fridge/freezer, ample multi socket power points. Thumb latch door leads into

Walk-in Pantry with quarry tiled floor covering. Wall mounted Valiant gas boiler with wall mounted 24-hour time control. Ample shelving and multi socket power points. Light point. Panel glazed rear kitchen door with cat flap, leads into

Rear Utility Room measuring overall approximately 6’ x 10’2” (1.82 x 3.11m) with poly carbonate roof over timber framed panel glazed windows. Ceramic tiled floor covering (underfloor heating). Plumbing for automatic washing machine.

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Panel glazed door leads out to rear covered area.

Archway and stairs lead up from the kitchen to Mezzanine landing and rear elevation window. Further steps and balustrading lead into.

First Floor Sitting Room measuring overall approximately 18’8” x 14’2” (5.73 x 4.27m) with chimney breast intrusion, period open fireplace with slate hearth, ornate metal surround and mantle shelf. Rear elevation panel glazed French doors overlooking the garden. TV aerial socket, ample multi socket power points, exposed timber flooring (underfloor heating). Inset ceiling lights, wall mounted thermostatic control. Door through to inner hall with under stair storage cupboard and doors off to

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Bedroom Two measuring approximately 12’7” x 14’2” (3.87 x 4.32m) with front elevation panel glazed window, period open fireplace with slate hearth and mantle shelf. Wall mounted thermostatic control for underfloor heating. Multi socket power points, ceiling light point and exposed timber beam. Internal door through to

Bedroom Three/Dressing Room measuring overall approximately 7’7” x 14’10” (2.35 x 4.30m) with front and side elevation panel glazed period windows, BT socket and multi socket power points. Inset ceiling lights, TV aerial socket and wall mounted thermostatic control for underfloor heating.

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Bathroom
comprising of fully ceramic tiled surrounds, panelled bath with plumbed in shower over. Shower screen. Inset ceiling lights and extractor fan. Low flush WC, pedestal hand wash basin, chrome towel rail. Ceramic tiled floor covering. (Underfloor heating).

Split stairway from the sitting room with useful linen cupboard leads up to second floor bedrooms.

Bedroom Four
measuring overall approximately 12’ x 9’8” (3.66 x 2.99m) to eave height with exposed purlin timbers, eave storage cupboards, Velux roof light window, power point and ceiling lights. Wall mounted thermostatic control for underfloor heating.

Bedroom Five
measuring approximately 11’8” x 9’7” (3.60 x 2.96m) to eave height with roof light window, eave storage, light and power points, wall mounted thermostatic control for underfloor heating.

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Outside the Property

To the rear there is walled cottage garden with lawned area, mature borders, climbing plants and seasonal shrubs.

There is shared vehicular access to the rear of the garden. A garden gate onto the access drive. Covered area with open front. Carport measuring approximately 12'5" x 11'4" (3.81 x 3.47m). Cover for vehicle/off road parking.

Cellar With sealed access in the hallway.

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,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band D**

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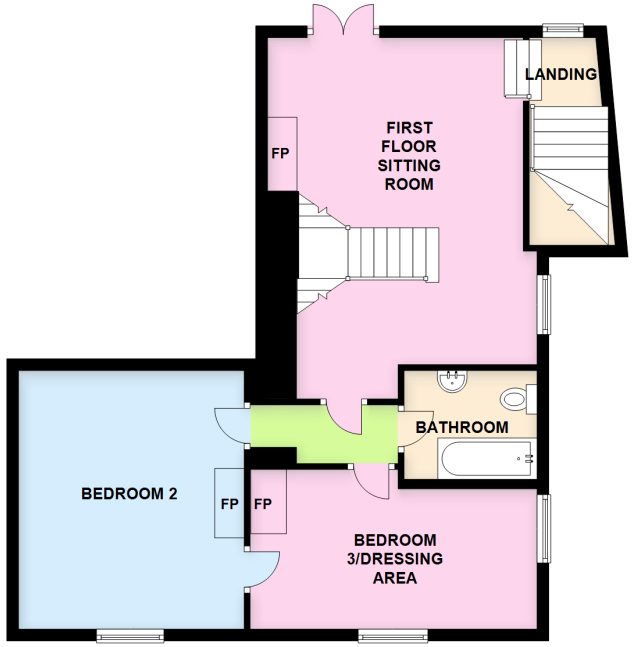
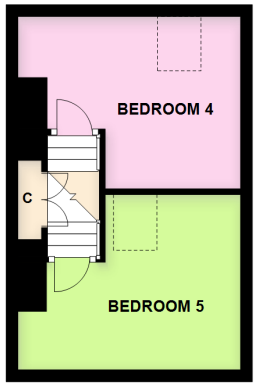
GROUND FLOOR
APPROX. 81.7 SQ. METRES (879.9 SQ. FEET)

FIRST FLOOR
APPROX. 66.4 SQ. METRES (714.3 SQ. FEET)



SECOND FLOOR
APPROX. 22.2 SQ. METRES (238.8 SQ. FEET)



TOTAL AREA: APPROX. 170.3 SQ. METRES (1833.0 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.