



ESTATE • AGENTS

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69 Station Road
Pershore
Worcestershire
WR10 1PE

For Sale

Price £389,950



A WELL PRESENTED, MODERNISED, FOUR BEDROOM, DETACHED 1930'S STYLE, PERIOD FAMILY HOME. CONVENIENTLY SITUATED FOR EDUCATIONAL FACILITIES AND HIGH STREET SHOPPING, TOGETHER WITH ATTRACTIVE GARDENS, GARAGE AND OFF ROAD PARKING.

Residential Sales Particulars

69 Station Road, Pershore, Worcestershire, WR10 1PE

The Property is Planned in Brief

Entrance Porch * Reception Hall * Cloakroom * Sitting Room * Separate Dining Room * Fitted Kitchen/Breakfast Room * Three Principle Bedrooms * Bedroom Four/Study * Modern Bathroom * Detached Garage * Attractively Landscaped Garden * Brick Paved Driveway * Ample Off-Road Parking * Gas Central Heating

Situation

Station Road is a convenient residential area allowing easy access to both educational and shopping facilities. Number 69 has been the subject of much improvement by the present vendors, now offering a modernised detached period family home set in a good position with large landscaped garden and driveway providing ample off-road parking.

Planning approval has been gained to extend this property substantially to the rear if required. Application Number 18/01048/HP. (Plans can be viewed).

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.

69 Station Road, Pershore, Worcestershire, WR10 1PE

The Property Comprises of

Arched Entrance Porch with UPVC opaque double-glazed front door with side panels into

Reception Hall with dado rail, enclosed radiator, BT socket, ceiling light points, coving and multi socket power points. Wall mounted Worcester Digi-stat temperature control. Under stair cupboard with coat rails and hooks, useful storage with light point.

Cloak Room comprising of low flush WC, wall mounted hand wash basin, picture rail and coved ceiling. Extractor fan, ceiling light point and panelled radiator.

Sitting Room measuring approximately 11'9 "x 12'2" (3.58 x 3.71m) with illuminated alcoves to either side of chimney breast, shelving and base level storage cupboards. Panelled radiator, TV aerial socket and front elevation double glazed bay window. Picture rail, coved ceiling and central light point with dimmer switch.



At the end of the reception hall there is

Dining Room measuring approximately 13'5" x 9'9" (4.09 x 2.97m) with picture rail, ceiling light point and coving. Fully double-glazed double doors lead out to rear terrace. Panelled radiator, power points and built-in display cabinets with shelving and base level storage cupboard.

69 Station Road, Pershore, Worcestershire, WR10 1PE

Dining Room



Kitchen/Breakfast Room measuring overall approximately 8'3" x 16'6" (2.51 x 5.03m) with range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Plumbed in dishwasher. Porcelain one and a half bowl single drainer sink unit with mixer tap and separate water filter. Induction hob and built-in Bosch oven with grill and microwave, self-cleaning. Stainless steel extractor hood. Fitted fridge and freezer compartment, upright carousel style larder cupboard with rack storage, ceramic tiled surrounds and ample multi socket power points. Further base level carousel units. Illuminated worktop surface, TV aerial socket, plumbed in washing machine. Inset ceiling lights. Integral music speakers. Wall mounted storage cupboards and side elevation double glazed window. Rear elevation half panel glazed door and window. Breakfast table over ceramic tiled floor covering with underfloor heating.



69 Station Road, Pershore, Worcestershire, WR10 1PE



From the reception hall, stairway with bannister rail with balustrading and dado rail leads up to

First Floor Landing with side elevation double glazed window, coved ceiling, light and power points, picture rail and access hatch to roof void.

Bedroom One measuring overall approximately 13'5" x 11'5" (4.09 x 3.48m) with rear elevation double glazed window, ceiling fan and light points and picture rail. Chimney breast intrusion with air vent. Television aerial socket and power points. Panelled radiator.



69 Station Road, Pershore, Worcestershire, WR10 1PE

Bedroom Two measuring approximately 11'10" x 13'5" (3.61 x 4.09m) with front elevation double glazed window with vertical blinds. Shelving to one side of chimney breast, light and power points, panelled radiator.



Bedroom Three measuring approximately 8'3" x 7'7" (2.51 x 2.31m) maximum, with picture rail, coved ceiling, central light point and air vent. Multi socket power points, panelled radiator and rear elevation double glazed window.



69 Station Road, Pershore, Worcestershire, WR10 1PE

Bedroom Four measuring approximately 6'4" x 6' (1.93 x 1.83m) with front elevation double glazed window, panelled radiator, picture rail, light and power points.

Bathroom comprising low flush WC, ceramic tiled surrounds. Opaque double-glazed windows and inset ceiling lights. Extractor fan, underfloor heating and upright towel rail/radiator. Panelled bath with shower screen and Mira Sport electric shower, plumbed in with shower head on wall bracket. Vanity hand wash basin with storage cupboard under and mirror fronted cabinet over. Thermostatic temperature control for under floor heating. Roller blinds to windows.



Outside the Property

To the Front with access off Station Road onto brick paved frontage offering ample off-road parking. Extended driveway with continuation of the brick paving up to

Detached Garage measuring internally approximately 19'9" x 8'5" (6.02 x 2.56m) maximum, with light and power. Up and over single door. Useful storage for tumble dryer and space for fridge/freezer. Shelving and side access pedestrian door.

Rear Garden there is driveway and further enclosed access to the side of the property (Useful bin store). Leading into this attractively planned rear garden with outside mains electric socket and water tap. There is decked kitchen terrace and steps with raised border to sun terrace, an ideal Al Fresco area. There is lawned area with well stocked borders and useful garden store, rising up to second lawned area with Prunus tree and Buddleia and seasonal stocked borders to the top of the garden, where there is a further lawn and second garden store, compost bins, and garden storage area. This garden is presented most attractively by the present vendors.

69 Station Road, Pershore, Worcestershire, WR10 1PE

To the Rear

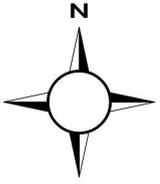


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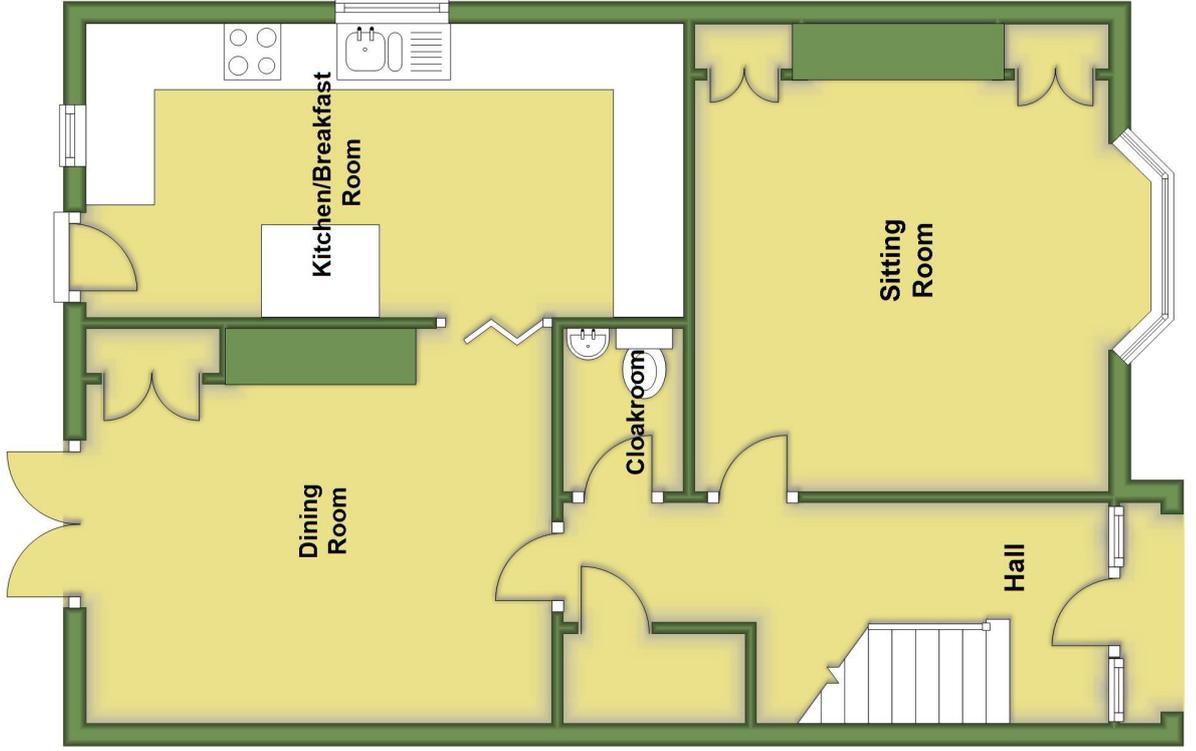
The Rear Garden



- 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 E**



Ground Floor



First Floor

