Bomford & COFFEY LIMITED

ESTATE AGENTS

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Residential Sales Particulars

105 High Street, Pershore, Worcestershire. WR10 1AX

For Sale **Guide Price £549,950**

AN EXTENDED AND WELL PRESENTED GRADE II LISTED TOWNHOUSE WITH LOTS OF CHARACTER HAVING EXPOSED TIMBER BEAMS PERIOD FIREPLACES AND A LARGE CONSERVATORY TO THE REAR OVERLOOKING LANDSCAPED GARDEN AND OFFERING OFF-ROAD PARKING.

Entrance, Sitting Room, Day/Breakfast Room, Fitted Kitchen, Rear Lobby, Bathroom, Large Attached Conservatory, Two Double Bedrooms and Bathroom on the First Floor, Two Attic Bedrooms on the Second Floor, Good Sized Rear Garden and Gated Driveway.

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

Number one hundred and five is set off the High Street being an end terraced period property with a gravelled and gated driveway with off-road parking. This character Grade II listed townhouse has been the subject of much improvement by the present vendor, improving and modernising the interior of this house to a very high standard. There are period doors and interesting reception rooms, a useful ground floor bathroom and an inner lobby which leads into a large conservatory along the rear of the property, allowing versatility to the planned accommodation. The bespoke fitted kitchen has good storage, a range cooker and double sink together with further oak storage cupboards being open plan with exposed wall timbers to the day room/breakfast room.

On the first floor via enclosed staircase there is bedroom one and bedroom two and having a bathroom/shower on this floor, further enclosed stairway leads up to the two attic bedrooms both with dormer windows and the third bedroom leading into the fourth bedroom having exposed purlins and rafters to the shaped ceilings in these rooms.

The rear garden is pleasantly landscaped with lower-level terrace and steps up to the main garden, with sculptured lawns and well stocked borders of specimen shrubs, evergreens and seasonal colour. There is a water feature next to the pergola with a driveway providing off-road parking. The property has gas central heating and radiators throughout the house. The main featured fireplace is temporarily sealed but could be opened up to take a woodburning stove with safety legislation.

The historic 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, 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.

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Property Comprises

Grey stone steps lead up to solid timber front door with brass furnishings and security lock.

Sitting Room measuring approximately 16'2" x 16'5" (4.93m x 5.0m) with large open fireplace having temporary sealed chimney, timber beam over slate hearth and ceramic herringbone style covering bricks. Exposed wall and ceiling timbers, pendant lights with dimmer switch. Front elevation period sash windows with secondary double glazing, wall panelling under. Multi socket power points, high level consumer unit/circuit breaker. Double panelled radiator, enclosed stairway to first floor, integral window from rear lobby and further doors off to

Day Room/Breakfast Room measuring overall approximately 16'7" x 8'9" (5.05m x 2.67m) with dado rail and wall panelling under. Panelled radiators. Front elevation period window with secondary double glazing. Exposed ceiling timbers, feature brickwork and ceramic floor covering. Multi socket power points, dimmer switch to pendant light and ceiling light points. Feature terracotta pipe wine rack.

Doorway through to

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Fitted Kitchen measuring approximately 11'5" x 9'2" (3.48m x 2.79m) having bespoke kitchen units with granite work top surfaces. Double porcelain sink unit with mixer tap, base level drawers and storage cupboards. Carousel storage unit and Leisure Range cooker with stainless steel extractor hood over. Patterned ceramic tiled surrounds. Rear elevation timber framed windows. Wall mounted display cabinets, double fronted larder cupboard with shelving spice racks and drawers with high level cupboards over. Boiler cupboard housing gas central heating boiler and room for further storage. Inset ceiling lights, ample multi socket power points, USB sockets, ceramic brick style floor covering.

Rear Lobby with ceramic floor covering, panelled radiator, wall mounted cupboard and space for upright fridge/freezer. Multi socket power points, pendant light point and access hatch to roof void. Light oak door leads into

Bathroom measuring approximately 6'2"x 8'8" (1.88m x 2.64m) with ceramic tiled floor covering, oval shaped bath with mixer tap and shower attachment. Low flush WC, modern hand wash basin set on timber unit with drawers and storage cupboards under. Mixer tap and opaque glazed window. Upright towel rail/radiator, pull cord light switch to pendant light.

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From the rear lobby, there is stable door being half panelled glazed into

Conservatory measuring overall approximately 22'0" x 12'3" (6.71m x 3.73m) being a large flexible room and good entertaining space having glazed roof in timber frame with double glazed panels and doors into garden. Side door onto driveway. Multi socket power points, pendant lights and wall light point. Engineered oak floor covering and dimmer switches.

From the sitting room enclosed stairway leads up to first floor with exposed wall timbers.

Landing with pendant light, panelled radiator, exposed wall timbers. Rear elevation windows.

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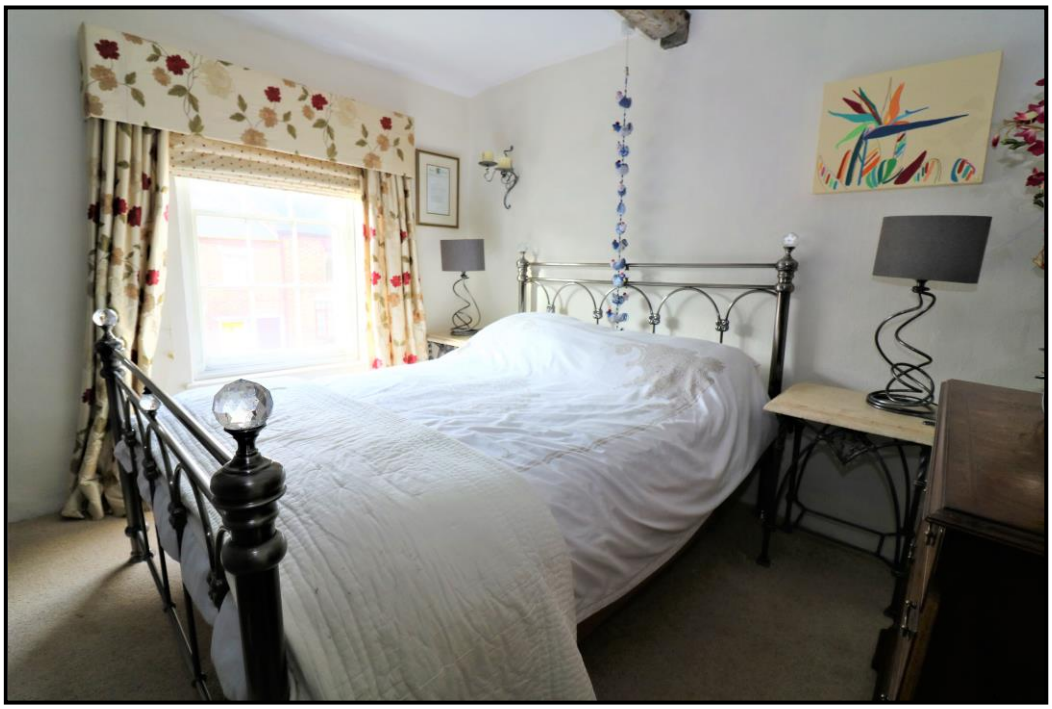
Bedroom One measuring approximately 12'0" x 13'4" (3.66m x 4.06m) with ceiling timbers, front elevation period window having secondary double glazing. Double panelled radiator, chimney breast with feature period fireplace, shelving and built-in wardrobe cupboard. Pendant light and multi socket power points.

Bedroom Two measuring approximately 8'7" x 10'10" (2.62m x 3.3m) with front elevation period window having secondary double glazing. Double panelled radiator and multi socket power points. Pendant light with pull cord switch and exposed timber beams.



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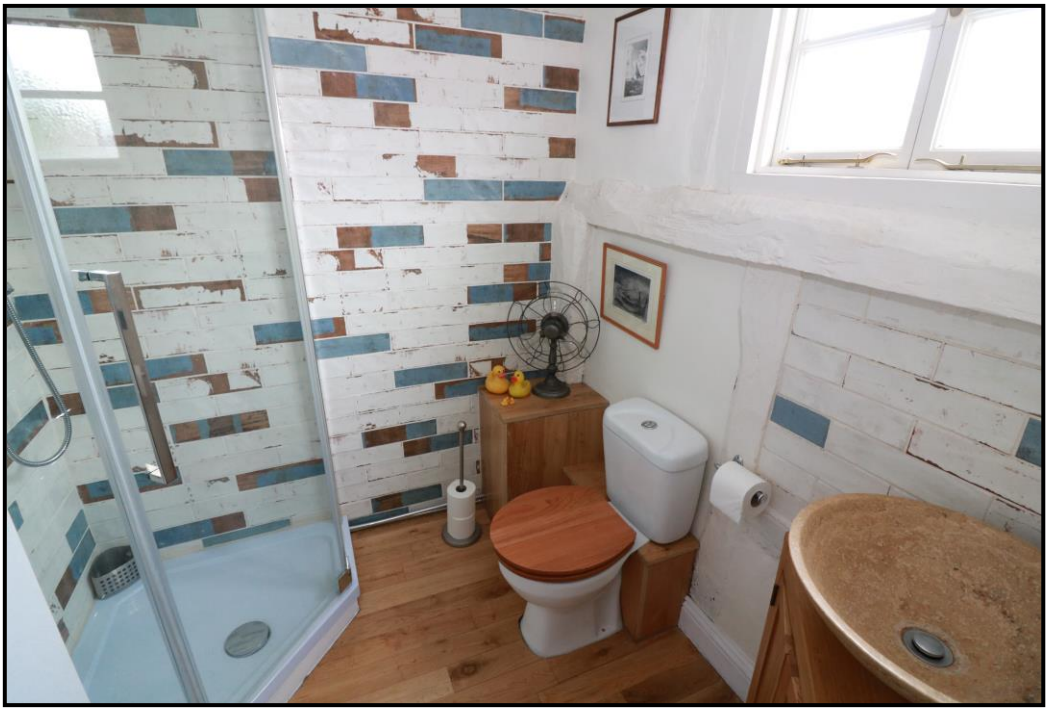
Bathroom comprising low flush WC, modern hand wash basin with mixer tap set on timber unit with storage cupboards under. Chrome towel ring and rear elevation opaque glazed window. Corner shower with plumbed in shower heads and glazed screen over shower tray. Towel rail/radiator. Pull cord light switch, oak floor covering and thumb latch door.



Off the first-floor landing there is further enclosed stairway leading up to

Bedroom Three with exposed wall and ceiling timbers, sloping ceilings, exposed purlins and rafters. Measuring to eave height 10'2" x 14'5" (3.1m x 4.39m) maximum. With chimney breast intrusion, front elevation dormer window with secondary double glazing. Pendant light and panelled radiator. Multi socket power points, book shelving and storage.

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Doorway through to

Bedroom Four measuring 9'7" x 10'0" (2.92m x 3.05m) to eave height. Built-in wardrobe cupboards. Dormer window with secondary double glazing. Pendant light and double panelled radiator, pull cord light switch.

Outside the Property

To the rear and accessed from the conservatory there is gravel and terracotta tiled terrace with water feature inset to retaining wall having central steps leading up into the main garden with pea gravelled curved pathway through sculptured lawn having artistically planted specimen shrubs and plants, silver birch and evergreen, magnolia tree and mimosa. There is also a Judas tree. Beyond the lawn and under the magnolia tree there is decking and alfresco area. There are raised borders for vegetable garden together with apple tree and maple tree and useful timber garden shed and further log store. There are outside power points, a timber arched trellis leads onto gravelled drive with timber pergola. There is sensor lights and meter point together with outside tap. The driveway provides secure off-road parking for vehicles with gated access.

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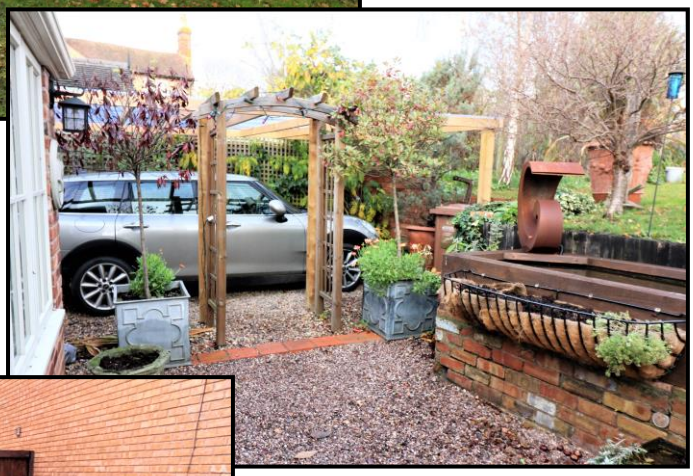

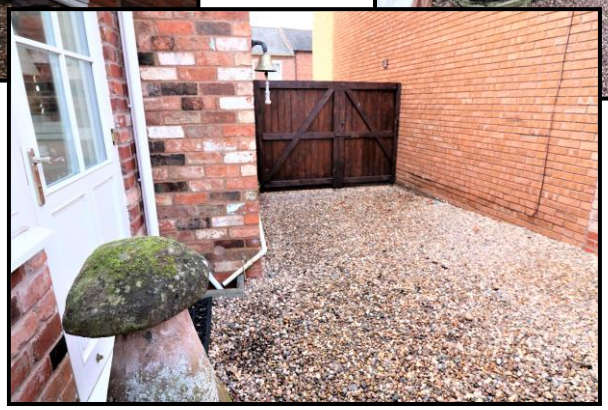

Services: All main services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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 C**

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