



**ESTATE AGENTS**

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**8 Gig Bridge Lane,**  
**Pershore,**  
**Worcestershire.**  
**WR10 1NH**

**For Sale**

**Price £485,000**



**STANDING IN AN ELEVATED POSITION IN GROUNDS OF APPROXIMATELY 1/4 ACRE, A THREE BEDROOM DETACHED FAMILY HOME BUILT CIRCA 1953, WITH ATTACHED DOUBLE GARAGE, DRIVEWAY AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

Canopied Entrance, Reception Hall, Understairs Cloaks Room, Lounge, Separate Dining Room, Kitchen/Breakfast Room (Pantry), Utility Room, Cloakroom, Boiler/Store Room, Three Bedrooms, Family Bathroom, Double Garage, Interesting Garden, Greenhouse, Timber Store, Off-Road Parking.

*Residential Sales Particulars*

## **8 Gig Bridge Lane, Pershore, Worcestershire. WR10 1NH**

### **Situation**

Gig Bridge Lane is off Station Road being an area with elevated properties and outstanding southerly views to Bredon Hill and further and being also within walking distance of Pershore town and facilities. Number eight is situated in a good-sized plot with southerly frontage, driveway and useful attached double garage with courtesy door to the rear. This property is well planned with good natural light to the lounge having dual aspect windows. There is a separate dining room next to the kitchen/breakfast room and a walk-in pantry. The useful utility room is off the kitchen where there is also a cloakroom, boiler room and rear access into the garden. There are three bedrooms on the first floor, with views to Pershore Abbey, all with built-in wardrobe cupboards and a family bathroom with shower.

The garden surrounds the property and allows views to The Cotswolds and Bredon Hill and comprises of objective terraces with vegetable garden, a greenhouse next to a water feature and alfresco terrace and a useful timber garden store. There are fruit trees and compost bins all giving evidence of a wonderful garden in the past.

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 outlying regions. The motorway is approximately five 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, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre.

### **Viewing**

#### **BY APPOINTMENT ONLY**

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.

## 8 Gig Bridge Lane, Pershore, Worcestershire. WR10 1NH

### Property Comprises

**Canopied Entrance** to solid timber front door with brass furnishings, opaque glazed side window, security lock and chain into

**Reception Hall** with pendant light. Useful understairs cloaks room/boot room with shelving, meter point and rear elevation window. Consumer unit, coat rail and hooks.

**Lounge** measuring overall approximately 13'9" x 15'6" maximum (4.23m x 4.75m) into bay window. Coved ceiling, wall light points and ceiling light. Bay window with double glazed panels, double panelled radiator with individual thermostatic control. Coal-effect gas fire inserted into feature fireplace with marble hearth and extended plinth, mantle shelf and exposed stone. Rear elevation sliding patio door with side panel. Multi socket power points.



**Dining Room** measuring approximately 12'5" x 10'9" (3.81m X 3.32m) with front elevation dual aspect double glazed windows, large, panelled radiator with individual thermostatic control. BT point, multi socket power points and wall light points. Central pendant light to coved ceiling. Serving hatch into



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**Kitchen/Breakfast Room** measuring approximately 12'4" x 9'9" (3.77m X 3.01m) with rear and side elevation windows. Range of fitted kitchen units comprising drawers and storage cupboards under. Laminated one and a half bowl single drainer sink unit with mixer tap and worktop surfaces. Patterned ceramic tiled surrounds, panelled radiator with individual thermostatic control, extractor vent, wall mounted storage cupboards and ample power points. Space for cooker and base level fridge. Ceiling lights. Walk-in pantry with shelving, air vent and ceiling light point, rear elevation window. Half opaque glazed door leads out to



**Utility Area** with passageway leading to rear garden, measuring approximately 6'9" x 7'0" (2.10m x 2.12m). With Belfast sink, plumbing for automatic washing machine and space for chest freezer. Stop tap, power points and shelving. Gas meter point, ceiling lights and 24-hour time control. Boiler cupboard housing Worcester gas central heating boiler, shelving, light point and air vent.

**Cloakroom** with low flush WC, wall mounted heat tube, garden feature pump switch plus, opaque glazed window, light point and stop tap for external usage.

Stairway from reception hall, being split level leads up to first floor with banister rail and mezzanine window to rear elevation.

**Landing** with front elevation window, panelled radiator, pendant light and wall light. Access hatch to partially boarded and insulated roof void with loft ladder. **Airing cupboard** having lagged hot water tank and ample slatted shelving.

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**Bedroom One** measuring approximately 12'4" x 13'9" (3.77m x 4.23) with coved ceiling, air vent and large, panelled radiator with individual thermostatic control. Dual aspect double-glazed windows, wall light points and built-in wardrobes with sliding doors. Multi socket power points.



**Bedroom Two** measuring approximately 12'5" x 10'10" (3.81m x 3m) with dual aspect double glazed windows, pendant light, built-in wardrobe cupboard, multi socket power points and panelled radiator with individual thermostatic control.



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**Bedroom Three** measuring approximately 11'3" x 6'7" (3.44m x 2.04m) with side elevation double glazed window (views to Pershore Abbey). Panelled radiator with individual thermostatic control. High level shelving, power points and pendant light. Built-in wardrobe cupboards.



**Family Bathroom** comprising low flush WC, pedestal handwash basin with ceramic tiled surrounds. Shower cubicle with wall seat, handrail and manual temperature control to shower with shower head on wall bracket. Rear elevation opaque double-glazed window, radiator/towel rail with individual thermostatic control. Pull cord light switch.



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### **Outside the Property**

**Attached Double Garage** measuring internally approximately 18'5" x 17'4" (5.63m x 5.30m) with single up and over door, light and power points. Side elevation windows and rear elevation courtesy door.

### **Garden and Grounds**

To the side of the property there is timber garden store measuring approximately 9'9" x 7'8" (3.01m x 2.37m) with glazed panels and connected to power, plus work bench. There are exterior power points to both front and rear of the property and security light to the front.

Greenhouse measuring approximately 11'0" x 7'5" (3.35m x 2.28m) being aluminium framed with glazed panels and connected to power.

There is a paved and gravelled terrace with water feature and purpose-built compost bins. Low retaining wall and central steps lead to a lawned area with stocked borders, variegated shrubs and ornamental cherry. Further timber trellising screens the vegetable garden. Espalier apple trees and further retaining wall. There is pedestrian access around the garage with high border.

To the front of the property there is driveway, ample off-road parking, gravelled terrace, lawn and further stocked borders.



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- Services:** All mains' 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,  
Persnore  
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band E**