



**ESTATE AGENTS**

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**24 Bridge Street,  
Pershore,  
Worcestershire.  
WR10 1AT**

**For Sale**

**Price £359,500**



**SET IN A POPULAR RESIDENTIAL STREET, A GRADE II LISTED DISTINCTIVE THREE BEDROOM TOWNHOUSE WITH CHARACTER FEATURES AND USEFUL CONVERTED CELLAR.**

Canopied Entrance, Kitchen/Breakfast Room, Inner Hall, Lounge, Galleried Landing, Two Double Bedrooms and Bathroom on the First Floor, Guest Suite on the Second Floor, Cellar, Cottage Garden with Feature Spiral Staircase, Gas Central Heating. Council Tax Band D.

*Residential Sales Particulars*

## **24 Bridge Street, Pershore, Worcestershire. WR10 1AT**

### **Situation**

Bridge Street is an attractive and popular area of Pershore with its Grade II listed black and white and Georgian properties either side of the access road into the town and is close to Pershore's good facilities together with walks to the meadowlands and the River Avon. Number 24 is a most individual townhouse, well presented, with good-sized rooms, natural light, within character surroundings and benefitting from the converted cellar which will have versatile usage. The property has secondary double-glazing and attractive bay windows, well fitted kitchen, a pleasant lounge having feature fireplace with log effect gas fire inset. On the first floor there are two double bedrooms and bathroom with shower. Enclosed stairway leads up to the top floor bedroom suite with large bathroom as an en-suite to a double bedroom with fitted wardrobes to the front of the property. The cottage garden has a right of way for the neighbouring property and is west facing with neighbouring gardens and listed buildings.

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 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, 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.

**24 Bridge Street, Pershore, Worcestershire. WR10 1AT**

**Property Comprises**

**Canopied Entrance** to solid timber front door with brass furnishings and security lock.

**Kitchen/Breakfast Room** measuring overall approximately 11'1" x 13'4" (3.38m x 4.06m) into panelled glazed bay window with secondary double glazing having timber plantation louvred shuttered blinds. Bespoke range of fitted kitchen units to suit the period of this property, having central island with storage drawers and worktop surface and ceiling light over. Further worktop surfaces, base level storage cupboards, integral fridge and freezer, plumbed in dishwasher. One and a half bowl stainless steel sink unit with mixer tap. Shelving and display cabinets, wall mounted storage cupboards and ample power points (USB charger). Entrance matwell, panelled radiator (TRV) and inset ceilings lights. Microwave oven with main oven under, upright storage cupboards. Feature period fireplace with cast iron grate having mouldings and attractive surround with mantle shelf over. Karndean floor covering. Panelled glazed double timber doors lead into



**Inner Hallway** inset ceiling lights, wall mounted Vaillant gas boiler, panelled radiator (TRV), high level shelf, multi socket power points and ceramic floor covering.



**24 Bridge Street, Pershore, Worcestershire. WR10 1AT**

**Lounge** measuring overall approximately 15'2" x 10'9" (4.62m x 3.28m) with exposed brick open fireplace over stone hearth with gas log-effect stove inset. Chimney breast with alcove shelving and base level storage cupboards to one side. Multi socket power points, TV aerial socket and panelled radiator (TRV). Central light with dimmer switch. Louvred shutters to glazed French doors leading out to cottage garden.



From the inner hall, stairway leads down with coat rail and hooks to



**Cellar** versatile ideal room for study/library or workshop. Measuring approximately 11'3 x 11'10" (3.43m x 3.61m) with wall fitted shelving, multi socket power points, ceiling beams and light point. Panelled radiator (TRV), plumbing for automatic washing machine, enclosed meter point and consumer unit.

**24 Bridge Street, Pershore, Worcestershire. WR10 1AT**

From the inner hall, stairway with balustrading leads up to first floor.

**Galleried Landing** with exposed ceiling timber, panelled radiator (TRV) and rear elevation window. Wall mounted thermostatic control and pendant lights. Useful walk-in cupboard with high level shelf and hanging rail, base level shelving, light point and double doors.



**Bedroom One**  
measuring  
approximately  
14'2" x 11'6"  
(4.32m x 3.51m)  
with front  
elevation  
window and  
louvred shutters  
to secondary  
double glazing.  
Panelled  
radiators  
(TRVs), multi  
socket points,  
USB chargers.  
Picture rail and  
ceiling beam.

**Bedroom Two** measuring approximately 12'3" x 11'4" (3.73m x 3.45m) with panelled radiator (TRV), period style fireplace with coal effect fire over hearth with mantle shelf. Side elevation opaque glazed window with louvred blinds. Chimney breast, multi socket power points and further USB chargers. Louvred blinds to rear glazed French doors leading out to balcony draped with flowering Wisteria to metal balustrading and spiral staircase leading down into the garden.





**24 Bridge Street, Pershore, Worcestershire. WR10 1AT**

Further double doors off this landing lead into

**Bathroom** measuring approximately 9'1" x 7'10" (2.77m x 2.39m) with low flush WC, pedestal handwash basin with tiled splashback. Glazed shelf and mirror over, shaver point and light. Chrome accessories. Timber styled floor covering. Period cast fireplace with mantle shelf. Upright chrome towel rail/radiator. Front elevation window with secondary double glazing and louvred shuttered blinds, ceiling light and extractor fan. Sliding screen door to shower cubicle with Mira electric shower head on wall bracket and ceramic tiled surrounds. Useful storage cupboard and drawers.



Off this landing, enclosed stairway leads up to second floor.

**Guest Bedroom Suite**



**En-Suite Bathroom**

measuring overall approximately 13'4" x 7'8" (4.06m x 2.34m) with panelled bath, tiled surrounds, mixer tap and telephone handle shower attachment. Built-in shelving, panelled radiator (TRV). Towel rail, pedestal handwash basin. Wall mirror and pull cord light switch, ceiling lights. Low flush WC, shaver point and front elevation period window with secondary double glazing, venetian blind. Timber style floor covering.

**24 Bridge Street, Pershore, Worcestershire. WR10 1AT**

**Bedroom Three** measuring approximately 11'3" x 11'8" (3.43m x 3.56m) with sloping ceiling, timber beam and access hatch to roof void. Pendant light, pull cord light switch. Front elevation window with secondary double glazing and louvred blind. Panelled radiator (TRV). Multi socket power points, TV aerial socket and built-in double fronted wardrobe cupboard with hanging rails. Thumb-latch timber door.



**Outside the Property**

There is rear garden being cottage-styled with Astro turf lawn with borders, climbing rose and bay tree. Further Acer tree and climbing Wisteria up to the balcony. Right of way across the garden from the neighbouring property only. Access gate into the passageway.



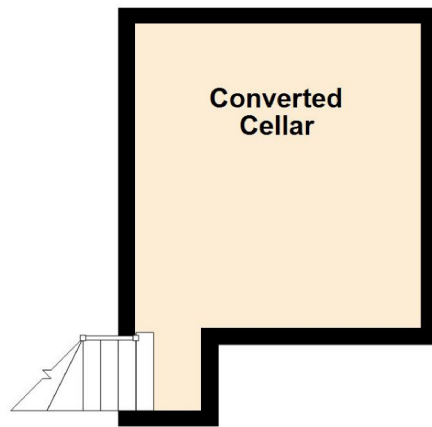
**24 Bridge Street, Pershore, Worcestershire. WR10 1AT**

<b>Services:</b>	All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.		
<b>Fixtures &amp; Fittings:</b>	Only those items specified in these details are included in the sale of the property.		
<b>Tenure:</b>	The property is freehold		
<b>Local Authority:</b>	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT      Telephone 01386 565000		
<b>Council Tax:</b>	<b>Band D</b>		



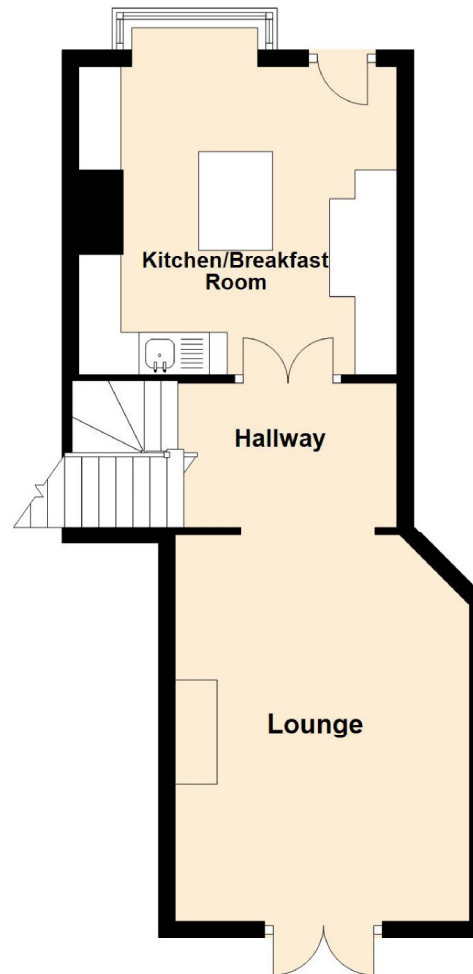
### Cellar

Approx. 13.1 sq. metres (140.8 sq. feet)



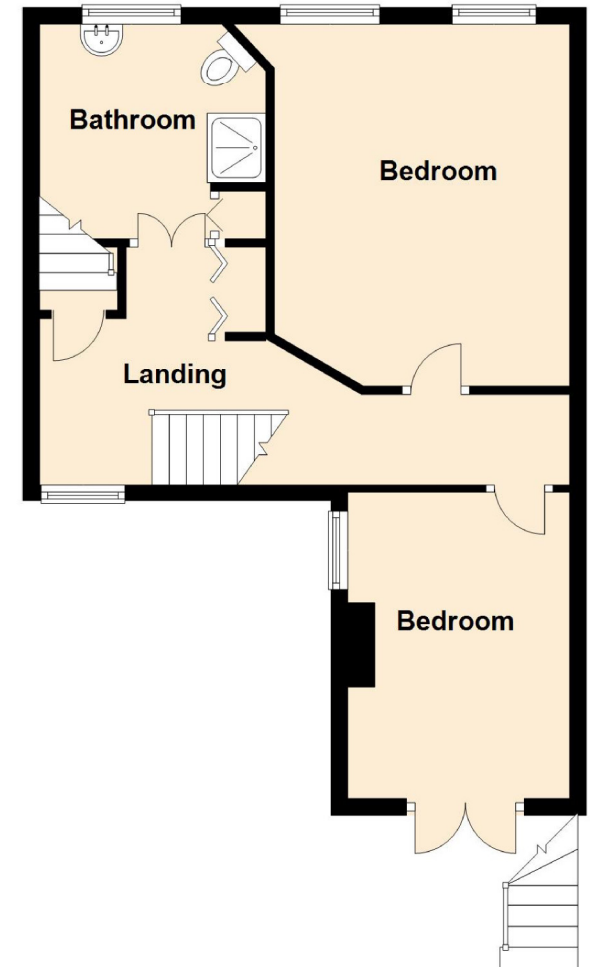
### Ground Floor

Approx. 36.6 sq. metres (394.5 sq. feet)



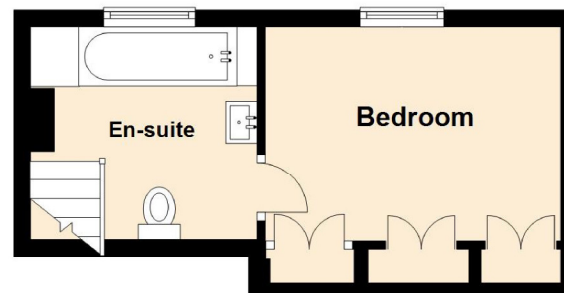
### First Floor

Approx. 44.6 sq. metres (479.7 sq. feet)



### Second Floor

Approx. 17.8 sq. metres (191.8 sq. feet)



Total area: approx. 112.1 sq. metres (1206.8 sq. feet)