

14 & 16 Broad Street,
Persore, Worcestershire
WR10 1AY



Telephone: 01386 555368

ESTATE AGENTS

7 High Green,
Severn Stoke,
WR8 9JS

For Sale

Price £285,000



**A PERIOD THREE BEDROOM SEMI-DETACHED
PROPERTY SET IN RURAL LOCATION WITH GOOD SIZED
REAR GARDEN OFF ROAD PARKING AND NO ONWARD
GOING CHAIN**

**Entrance, Lounge/Dining Room, With Featured Fire Place,
Kitchen Breakfast Room, Cloak Room, Three Good Sized
Bedrooms, First Floor Bathroom, Off Road Parking, Rear Garden
With Much Potential.**

Council Tax C, EPC: D(60)

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.

Email: residential@bomfordandcoffey.co.uk

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Situation

This mellow red brick semi-detached cottage is offered for sale and has much potential to extend subject to planning to make a rural home in this picturesque setting amongst similar period properties. The front room has a large open fireplace with timber beam which is quite a feature of the cottage. There is a good-sized kitchen/breakfast room to the rear of the property together with the cloakroom on the ground floor. On the first floor are three bedrooms and a bathroom. There are double glazed windows, certified electricians and oil-fired heating with radiators in all the rooms. To the front of the property there is off-road parking with ample space to the side of the house to provide a garage subject to planning. Mains drainage is connected and there is no ongoing chain.

High Green is a rural hamlet between Croome Court and Kinnersley providing easy access to all main centres.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a 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, a 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. Also 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.

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Property Comprises

UPVC half panelled glazed entrance door into

Lounge / Dining Room measuring approximately 15'8" x 16' (4.81m x 4.87m) with front elevation double glazed windows, large open fireplace with wood burning stove inset over slate hearth and timber beam over. Multi socket power points, pendant ceiling light and panelled radiator. BT Open Reach socket, TV aerial cable. Useful under stair storage cupboard with pendant light. Laminate floor covering and exposed ceiling timber beam.

Door into



Kitchen / Breakfast Room measuring approximately 16'5" x 9'6" (5.02m x 2.92m) with range of fitted kitchen units comprising work top surfaces and storage cupboards under. Worcester Green Slave oil central heating boiler. Plumbing for washing machine and plumbing for dishwasher. Single drainer stainless steel sink unit with mixer tap, rear elevation double glazed windows. Wall mounted storage cupboards. Patterned ceramic tiled surrounds. Ample multi socket power points, cooker point, panelled radiator and ceiling lights. Wall mounted circulation fan (to prevent condensation). Continuation of laminated floor covering. Side access door to rear lobby.



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Cloak Room comprising low flush WC, wall mounted hand wash basin and opaque glazed window. Ceiling light, ceramic tiled floor covering and surrounds, thumb latch door



Rear Lobby with half panelled glazed UPVC back door, high level meter point and consumer unit.

There is enclosed stairway with banister rail from the front room leading up to first floor landing with side elevation double glazed window, pendant lights and access hatch to roof void (fire break to be installed)

Bedroom One measuring approximately 15'7" x 13'5" (4.78m x 4.11m) with front elevation double glazed windows, panelled radiator, light and power points, BT extension point and large chimney breast.



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Bedroom Two measuring approximately 11' x 9'6" (3.35m x 2.92m) with rear elevation double glazed window, panelled radiator, light and power points.



Bedroom Three measuring approximately 8'6" x 9'6" (2.62m x 2.92m) with rear elevation double glazed window, light and power points



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Bathroom comprising panelled bath with tiled surround and glazed shower screen, with Mira electric shower with shower head on wall bracket over. Low flush WC, opaque glazed window and pedestal hand wash basin. Mirror fronted cabinet, upright towel rail / radiator and pull cord light switch.



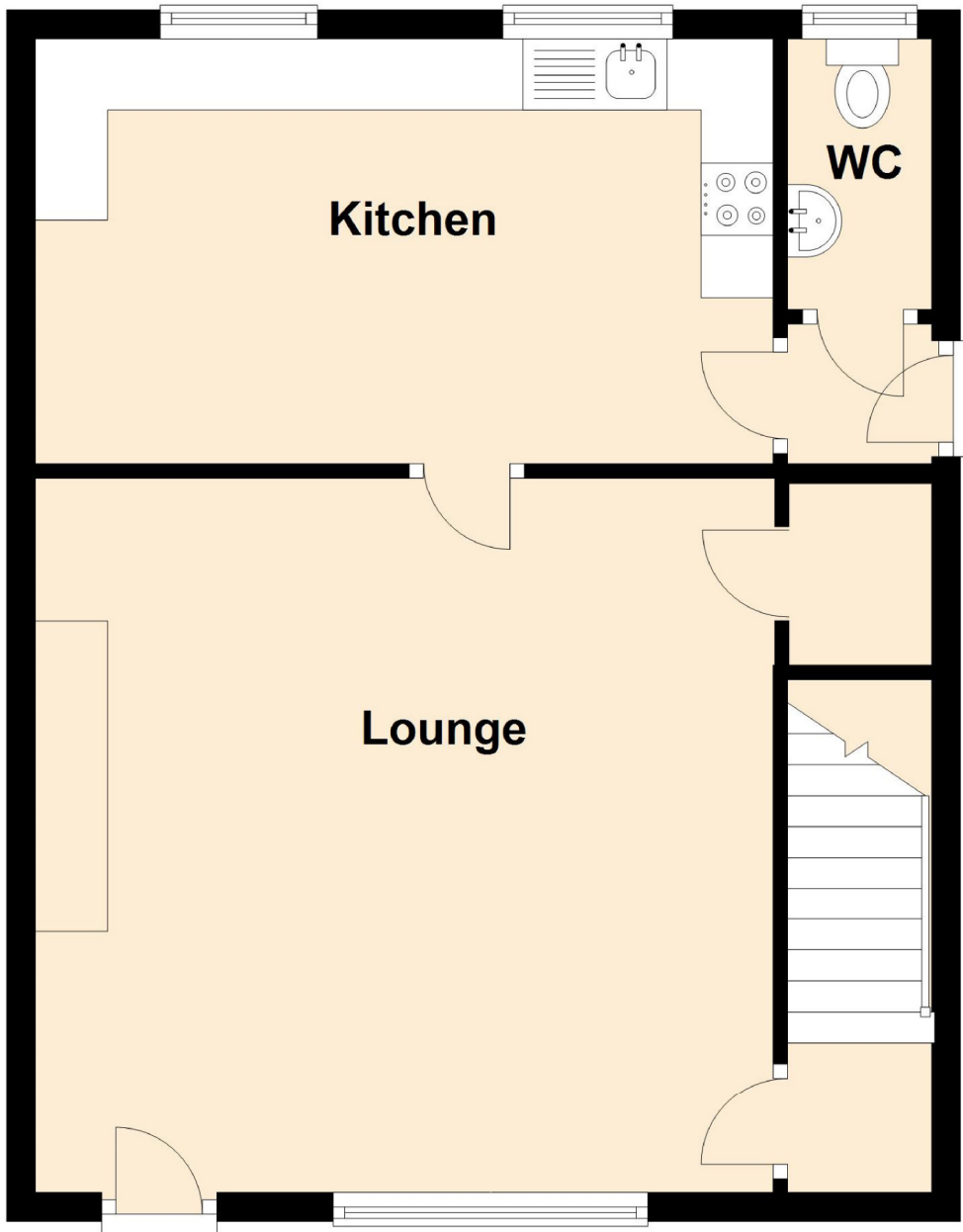
Outside the Property

From the back door there is good sized garden, exterior mains tap and bunded oil tank on concrete base. Low retaining wall and step up to the garden. There is further concrete base for timber garden store, the rear garden is a good size and overlooks farmland to the rear.



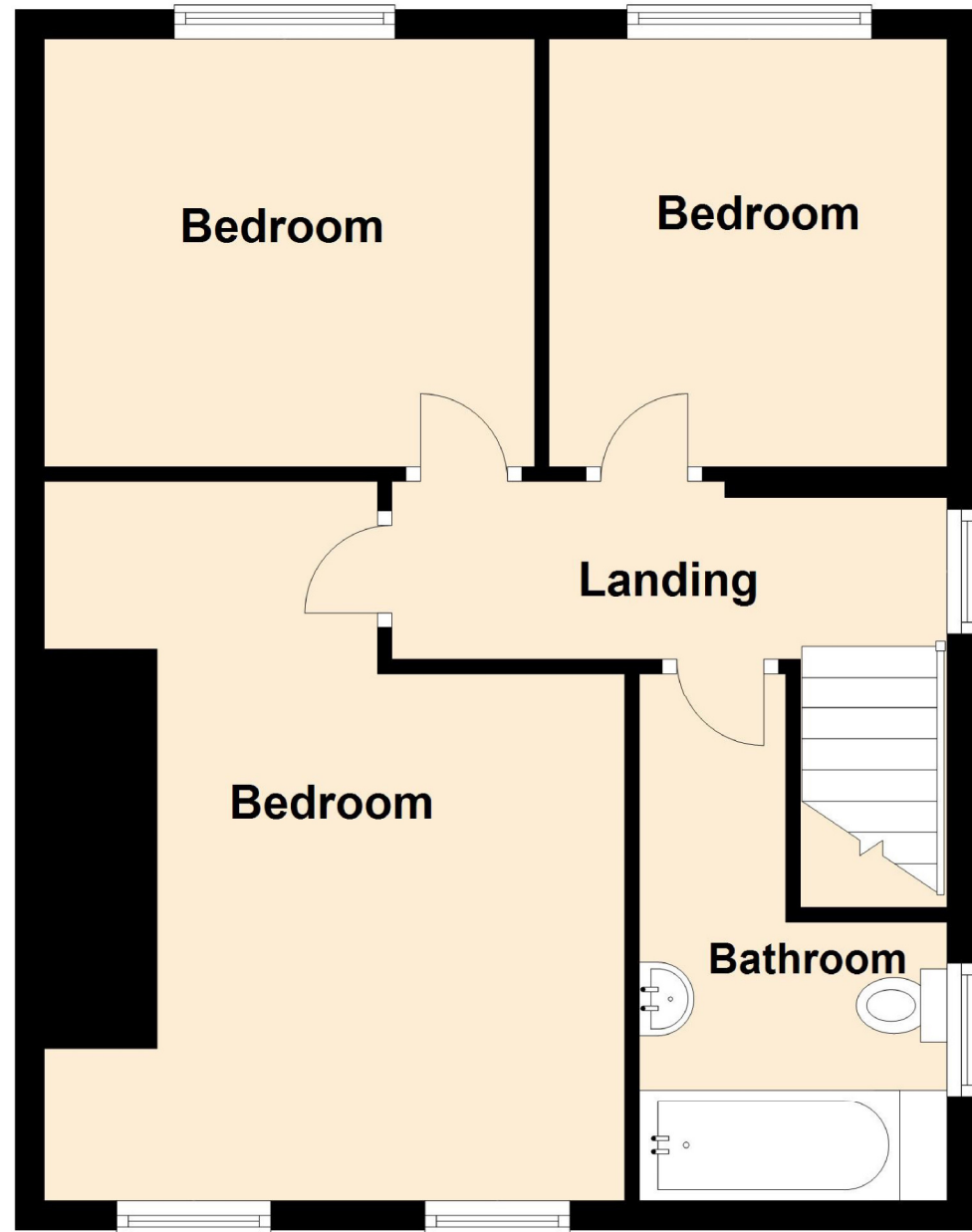
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- Services:** Mains electricity, water and drainage are connected to this property. There is oil-fired central heating. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold
- Local Authority:** Malvern Hills District Council,
Council House,
Avenue Road,
Malvern.
WR14 3AF Telephone 01684 862413
- Council Tax:** **Band C**



Ground Floor

Approx. 60.9 sq. metres (656.0 sq. feet)



First Floor

Approx. 49.8 sq. metres (536.4 sq. feet)

Total area: approx. 110.8 sq. metres (1192.4 sq. feet)