

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



ESTATE AGENTS

Telephone: 01386 555368

54 Bridge Street,
Persore,
WR10 1AT

For Sale

Price £475,000



AN ATTRACTIVE GREATLY IMPROVED GRADE II LISTED FOUR BEDROOM TOWNHOUSE WITH INTERNAL PERIOD FEATURES, PLEASANT GARDEN AND GARAGE TO THE REAR SET WITHIN LEVEL WALKING DISTANCE OF THE HIGH STREET FACILITIES.

Entrance Hallway, Dining Room, Sitting Room With Open Fireplace, Rear Lobby, Breakfast Room, Kitchen With Walking Pantry, Utility Room, Cloak Room, Master Bedroom With En-Suite Shower Room, Three Further Bedrooms And A Bathroom, Rear Garden With Outbuilding And Stores, Separate Garage.

Council Tax C

Residential Sales Particulars

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Situation

Bridge Street is a popular residential area of Pershore with its Grade II listed Georgian facade fronting 17th & 18th century properties, being conveniently situated townhouses with their lovely gardens and withing walking distance of Pershore's popular shopping facilities. Number 54 has been a subject of much improvement by the present vendor, working through this property and now offering it for sale as an updated Townhouse retaining period features and character rooms together with a garden and garage facility. The property is planned over three floors and has reception room/master bedroom with En-suite and a study/bedroom four on the first floor and two double bedrooms plus a bathroom on the second floor. The ground floor space has a period feel with bay frontage dining room to the front, a large open fireplace in the sitting room and a breakfast room to the rear overlooking the back yard and the garden. The kitchen is well equipped and there is walk-in pantry, utility room and cloakroom and further door into the rear yard and garden. The garden features a beautiful magnolia tree and will catch the sun, there is brick store and sitting areas and further useful covered storage. The property has gas fire central heating.

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

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Property Comprises

Canopied entrance with step up to

Entrance Hallway with pendant light, coconut matwell and half panelled glazed door into

Dining Room measuring approximately 10'2 x 12'7" (3.10m x 3.87m) with further bay window having secondary double glazing and roman blinds. Upright panelled radiator with TRV, pendant light. Multi socket power points, borrowed light panel and half panelled glazed door into



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Sitting Room measuring approximately 15'4" x 11'4" (4.69m x 3.47m) minimum with period fireplace with metal hood over grate and timber beam over, quarry tiled hearth. Log storage within the fireplace and inset lights. Original salt cupboards to one side. Double panelled radiators with TRV, multi socket power points, picture light and useful base level storage cupboards and shelving, enclosed consumer unit and meter point. Wall lights and pendant light, exposed wall timbers, glazed roof light window and rear elevation window with timber sill. Door into



Rear Lobby having ceramic tiled floor covering, ceiling spot lights and upright panelled radiator with TRV. Through to

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Breakfast Room measuring approximately 7'9" x 5'9" (2.40m x 1.79m) with panelled radiator (TRV), Open Reach BT socket, timber shelving against tongue and groove timber wall panelling (access into light well). Glazed roof panels with shutter blinds. Rear elevation double panelled glazed window with roman blind, fitted wall mirror, ceiling light and power points.



Off the rear lobby there is door into

Kitchen measuring approximately 11'3" x 6'8" (3.44m x 2.07m) with range of fitted kitchen units having work top surfaces and with partial granite and timber tops, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap, wall mounted plate rack and storage, built-in oven and grill, 4-burner gas hop top with stainless steel extractor hood over. Wall mounted storage cupboards and ceramic tiled surrounds. Timber mullioned panelled glazed window to side aspect, multi socket power points and ceiling track spot lights. Upright panelled radiator (TRV). Fitted kitchen dresser with display cabinet shelving, drawer and storage cupboard to base. Useful worktop store space, ceiling roof light window and timber ledge and brace door into



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Walk-in Pantry with cold shelf, further wall shelving and glazed window. Pendant light, power point, space for fridge.
From the kitchen there is rear access door with matwell and quarry tiled floor covering into

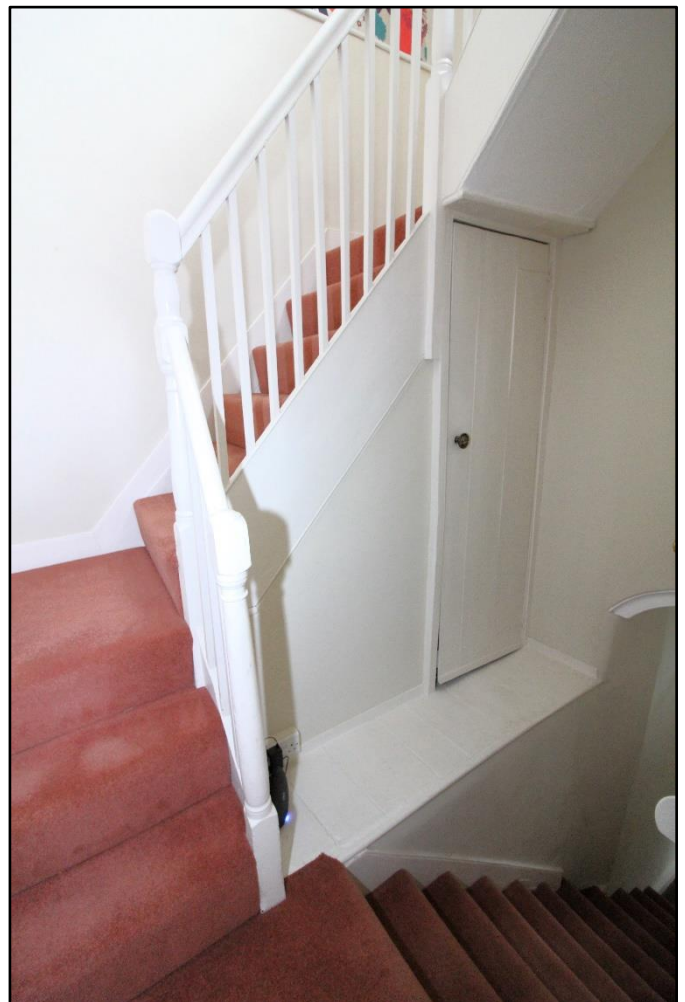
Utility Room with plumbing for automatic washing machine, single drainer sink unit with hot and cold taps and base level storage cupboard. Tiled surrounds, multi socket power points and wall mounted storage cupboard with shelving. New Vaillant gas central heating boiler, useful worktop surface, side elevation timber mullioned window with double glazed panels and panelled radiator (TRV). Door into



Cloak Room comprising low flush WC, opaque glazed window, ceiling light and quarry tiled floor covering. Enclosed stop tap.

From the rear lobby there is stairway with banister rail, ceiling light leading up to

Landing with multi socket power points and useful storage cupboard, picture light and period door into



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Bedroom One measuring overall approximately 13'2" x 12'4" (4.02m x 3.77m) with pendant light, multi socket power points, panelled radiator (TRV), front elevation period sash window with secondary double glazing and fitted wardrobe cupboards



En Suite Shower Room comprising low flush WC, vanity porcelain hand wash basin with useful storage cupboard under, mixer tap. Attractive tiled-style wall covering, extractor fan and pull cord light switch, shaped corner shower with sliding glazed door, Mira plumbed in electric shower with shower head on wall bracket. Panelled radiator with towel rail over, sealed floor tile covering, wall mirror and ceiling light

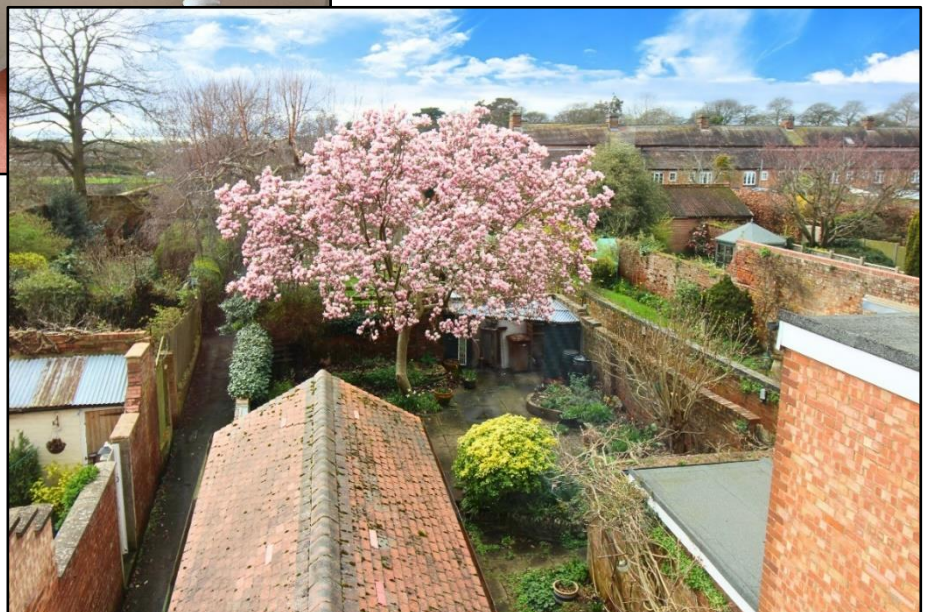


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Bedroom Four/study measuring approximately 8'8" x 7'9" (2.68m x 2.40m) with fitted wall shelving, useful original period cupboard with shelving. Multi socket power points, double panelled radiator (TRV), pendant light and rear elevation timber mullioned window overlooking the garden.



Further split-level stairway with banister rails and balustrading leads up to top floor with pleasant landing, power point and timber mullioned window with interesting views behind Bridge Street, with individual walled gardens.



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Bedroom Two measuring overall approximately 8'7" x 12'5" (2.65m x 3.81m) with exposed timber floor covering, front elevation period sash window with roman blind, panelled radiator (TRV), multi socket power points and pendant light.



Bedroom Three measuring approximately 12'4" x 9'2" (3.77m x 2.80m) maximum to include double fronted wardrobe cupboards with hanging rails and shelves. Period fireplace with stone hearth, fire surround and cast iron grate. Front elevation period sash window with roman blind. Panelled radiator (TRV), multi socket power points, exposed timber floor covering and pendant light.



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Bathroom comprising timber panelled bath with mixer tap and telephone handle shower attachment, hand wash basin with useful storage cupboard under, shelf and mirror over. Pendant light, concealed cistern low flush WC with shelf over. Upright panelled radiator, ceramic tiled surrounds. Airing cupboard housing lagged hot water tank, shelving and 24-hour time control switch. Linoleum sealed floor covering, 2 x pendant lights, and pull cord light switch. Rear elevation window with roller blind. Access hatch to roof void, which is partially boarded with loft ladder and light.



Outside the Property

There is attractive cobbled courtyard and flagstones together with paving. Raised border with stone retaining wall and further paving, ledge and braced timber side access gate with thumb latch and bolt. Outside light. Covered area and useful brick garden store with shelving. This rear garden with its raised borders benefits from a beautiful magnolia tree, interesting shrubs and plants, mellowed brick walls and intermittent ground cover bluebells giving early season colour. There are useful covered storage areas for logs and bins and furniture, there is outside tap and a sunny aspect for most of the day.



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Services Mains electricity and water 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