



**ESTATE AGENTS**

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368  
residential@bomfordandcoffey.co.uk

**24 Holloway,**  
**Pershore,**  
**Worcestershire,**  
**WR10 1HW**

**For Sale**

**Price £449,950**



**A DETACHED AND EXTENDED WELL PRESENTED THREE BEDROOM HOME WITH FLEXIBLE ACCOMMODATION, TO INCLUDE GROUND FLOOR BEDROOM. SET IN POPULAR RESIDENTIAL AREA HAVING OFF-ROAD PARKING CAR PORT AND PLEASANT REAR GARDEN.**

**Entrance Porch, Reception Hall, Lounge, Kitchen/Dining Room, Lobby/Storage Room, Cloakroom With Shower, Three Bedrooms, Bathroom, Good Enclosed Storage, Carport, Garden Store, Brick Paved Driveway, Gas Central Heating.**

**EPC: C (71) COUNCIL TAX BAND: E**

*Residential Sales Particulars*

## **24 Holloway, Pershore, South Worcestershire WR10 1HW**

### **Situation**

Number 24 Holloway has been the subject of much improvement by the present Vendors now being modernised and well presented to make a lovely family home. There is a neat brick paved driveway providing ample off-road parking and there is a useful carport. There is an entrance porch leading into good sized reception hall with distinctive laminate floor covering, a pleasant front lounge and a ground floor bedroom with cloakroom and shower opposite. The kitchen/dining room is a good size, well equipped with modern fittings, there are rear patio doors and side door from the carport. On the first floor the landing provides useful wardrobe and storage cupboards, the main bedroom is a large double with dual aspect windows, bedroom two is also a double to the front of the property and a modernised bathroom with shower cubicle. The rear garden is landscaped with a sun terrace and patio, timber garden store with central lawn. Screened by a rear neat laurel hedge.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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 south west, the north east, 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 major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main 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 Holloway, Pershore, South Worcestershire WR10 1HW**

**Property Comprises**

A brick-paved driveway leads up to

**Entrance Porch** with double glazed door and side panels, ceramic floor covering, pine clad ceiling with wall light point and half opaque panelled glazed front door with side window into



**Reception Hall** with timber style floor covering, panelled radiator and inset ceiling lights. Multi socket power points, under stair storage cupboard stairway to first floor and doors off to

**Front Lounge** measuring approximately 14' x 13'7" (4.27m x 4.14m)) with large front elevation double glazed window, panelled radiators, vertical blinds and marble fireplace surround with gas fire inserted over marble hearth. TV aerial socket, multi socket power points and ceiling light.



**24 Holloway, Pershore, South Worcestershire WR10 1HW**

**Kitchen / Dining Room** measuring overall approximately 18' x 10'4" (5.49m x 3.15m) and 10'10" x 12'8" (3.30m x 3.86m) being L shaped, with timber styled floor covering (EarthWerks Plank). Range of fitted kitchen units comprising quartz work top surfaces, induction hob and extractor over and glazed splashback. Multi socket power points and base level storage cupboards and drawers. Base level corner carousel unit, plumbing for automatic washing machine and dishwasher, one and half bowl porcelain sink unit with mixer tap and further storage cupboard under. Rear elevation double glazed windows overlooking garden with modern roller blind, wall mounted storage cupboards and space for large double fronted upright fridge / freezer. Built-in NEFF oven and separate grill with pan storage cupboard over and under. Inset ceiling lights and multi socket power points, panelled radiators and side elevation double glazed window. Fully glazed double doors lead out to rear garden.



**24 Holloway, Pershore, South Worcestershire WR10 1HW**

Off the hall there is utility / lobby storage space for tumble dryer, gas meter point, wall mounted consumer unit inset ceiling light together with side access door into carport.

**Cloak Room / Shower** with pedestal hand wash basin with mixer tap and fully ceramic tiled surrounds. Towel rail, pull cord light switch to inset ceiling lights. Low flush WC and upright chrome towel rail / radiator. Walk-in wet room style shower with glazed shower screens and manual shower with shower head on wall bracket and fixed overhead shower together with extractor fan. Side elevation opaque double-glazed window with modern roller blind. Internal boiler cupboard with Vaillant gas boiler also serving domestic hot water.



**Ground Floor Bedroom** measuring approximately 12'7" x 8'7" (3.83m x 2.62m) with front elevation double glazed windows, panelled radiator, pendant light and multi socket power points.



**24 Holloway, Pershore, South Worcestershire WR10 1HW**

Stairway from reception hall with oak balustrading and banister rail leads up to first floor.

**Landing** with coved ceiling, inset ceiling lights and sliding doors to enclosed wardrobe storage with rails and shelving. Further useful storage cupboard with shelving.

**Master Bedroom** measuring overall approximately 13'7" x 14'3" (4.14m x 4.34m) with dual aspect double glazed windows having shutter blinds, panelled radiator and multi socket power points, pendant light and eave storage, loft access point (insulated).



**Bedroom Two** measuring approximately 9'6" x 11'6" (2.89m x 3.50m) minimum with storage alcove and front elevation double glazed window with distant views of Bredon Hill. Panelled radiator, light and power points.



**24 Holloway, Pershore, South Worcestershire WR10 1HW**

**Bathroom** comprising low flush WC, vanity unit hand wash basin with worktop and storage cupboards under. Opaque glazed window, eave storage shelves and partial ceramic tiled surrounds. Upright chrome towel rail / radiator, coat hooks on rail and inset ceiling lights. Ceiling fan and glazed sliding screen door to shower cubicle with Aqua board panels and Mira electric shower with shower head on wall bracket. Glazed shelf and shaver light and point. Pull cord light switch, underfloor heating with wall mounted thermostatic control.



**Outside the Property**

To the front there is brick paved driveway and landscaped frontage, there is bin store area, outside light and double doors to carport. To the side of the property there is timber gated access, lantern and sensor lights, outside power point.

To the rear there is paved walkway and paved area, sculptured lawn and stocked borders, alfresco paved terrace, shaped laurel boundary and timber garden store approximately 8' x 7' (2.44m x 2.13m) Outside lights.



24 Holloway, Pershore, South Worcestershire WR10 1HW





**24 Holloway, Pershore, South Worcestershire WR10 1HW**

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

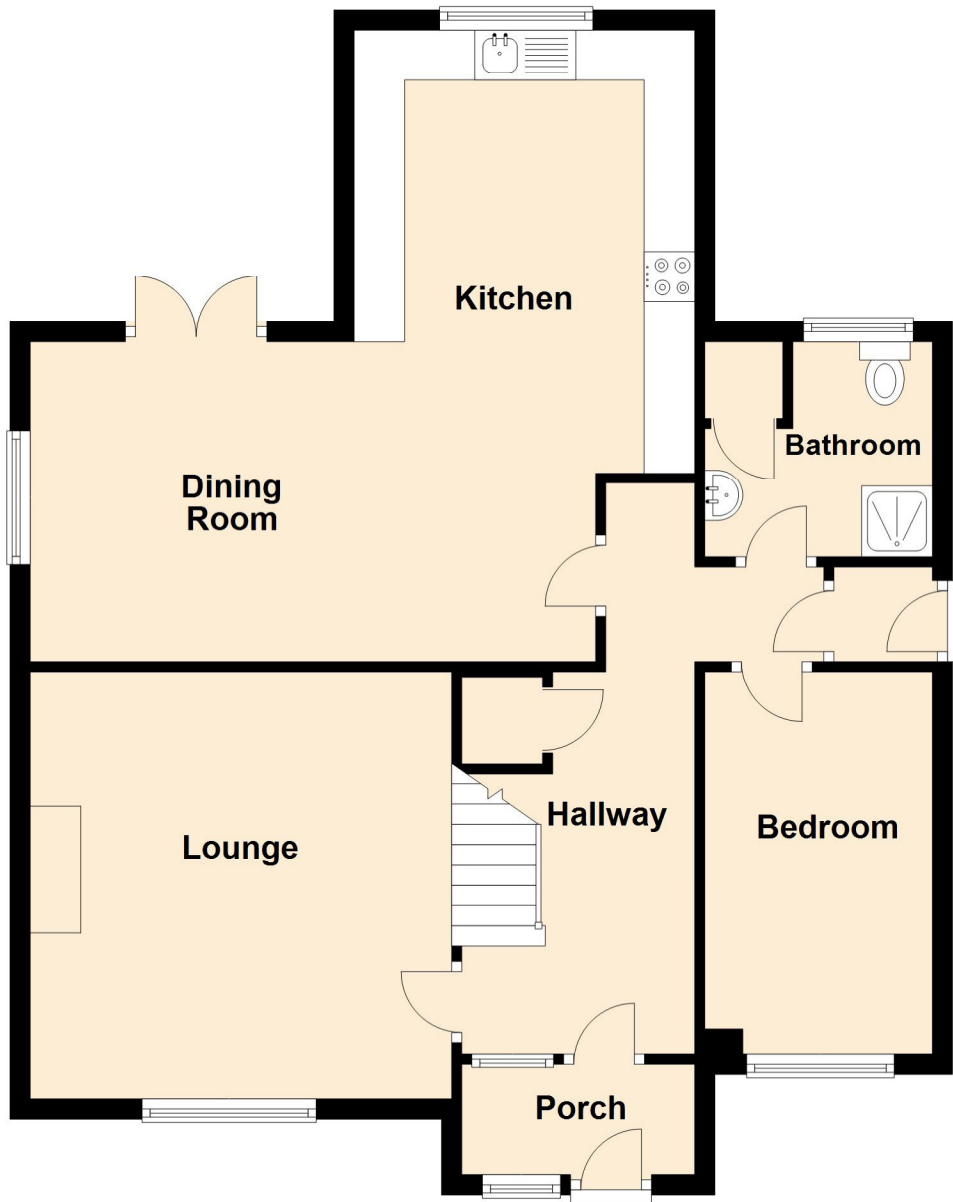
**Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.

**Tenure:** The property is freehold

**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Persnore  
WR10 1PT Telephone 01386 565000

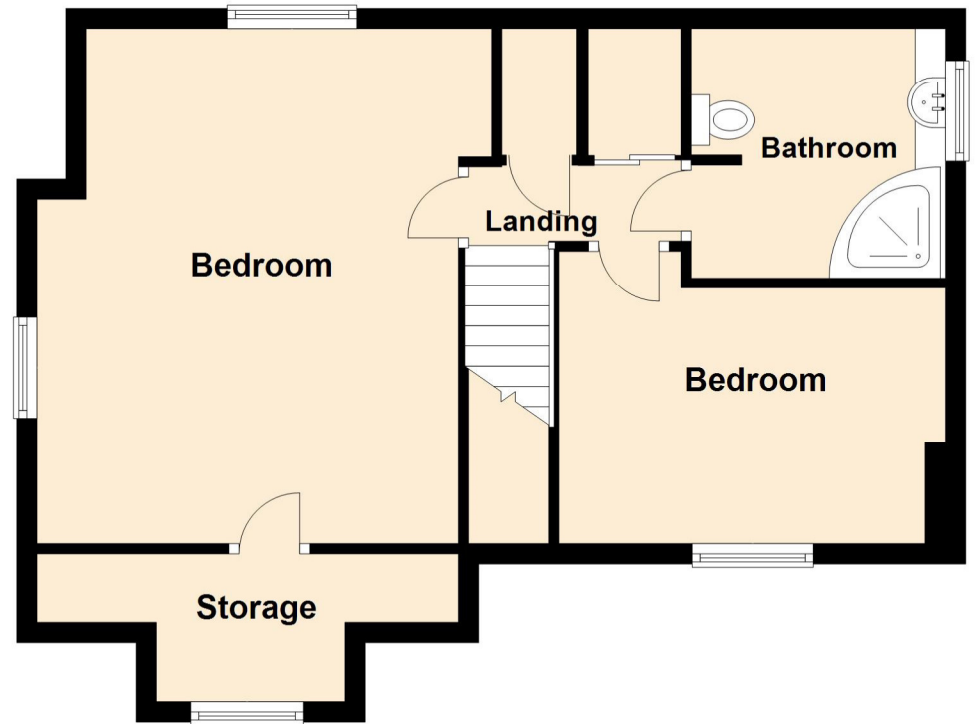
**Council Tax:** **Band E**





**Ground Floor**

Approx. 78.0 sq. metres (839.2 sq. feet)



**First Floor**

Approx. 49.7 sq. metres (535.0 sq. feet)

Total area: approx. 127.7 sq. metres (1374.2 sq. feet)