



**ESTATE AGENTS**

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**Fernbank,  
Crown Lane  
Defford,  
Worcestershire,  
WR8 9BE**

**For Sale**

**Price £395,000**



**SET IN AN ELEVATED POSITION WITHIN THIS POPULAR  
RURAL VILLAGE A THREE BEDROOM BUNGALOW WITH  
MUCH POTENTIAL HAVING GOOD SIZED GARDEN  
DRIVEWAY AND DOUBLE GARAGE IN NEED OF  
MODERNISATION**

**Enclosed Entrance Lobby, Hallway, Kitchen/Breakfast Room,  
Lounge/Dining Room, Three Good Sized Bedrooms One With En-  
Suite, Family Bathroom, Large Rear Garden, Oil Central Heating,  
Private Drainage.**

**EPC: E (51) COUNCIL TAX BAND: E**

*Residential Sales Particulars*

## **Fernbank, Crown Lane, Defford, Worcestershire WR8 9BE**

### **Situation**

Fernbank is set in an elevated position of Crown Lane, approached over a Tarmacadam driveway providing off-road parking and an attached double garage to the front. There is useful covered frontage to the entrance of the bungalow. This three-bedroom property is in need of modernisation and offers lots of potential being set in a ¼ acre plot. The property has oil fire central heating and there is private drainage to septic tank shared by 4 properties. There is a lean to rear porch area with access from the kitchen and the garage and there are useful garden stores to the rear together with a green house.

Defford is approximately 2 miles from Pershore and gives easy access to all main centres, there is a Norman Church and a first School within the village. A modern village hall for an active community.

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 eleven 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.



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**Property Comprises**

**Entrance** with conservatory styled entrance lobby with access into the garage and to the front door measuring internally approximately 13' x 11'5" (3.96m x 3.50) with polycarbonate roof, double glazed front panels, multi socket power points and base level storage cupboards



**Entrance Door** with opaque glazed panels being an aluminium door with door chime to

**Hallway** with coved ceiling, access hatch to roof void, panelled radiator, useful cloaks hanging cupboard, meter point, shelf and rail. Doors off to

**Lounge / Dining Room** being L-shaped measuring overall (lounge 16'9" x 13'6") (5.15m x 4.14m) with double panelled radiators, borrowed light panel into reception hallway, coved ceiling, ceiling light points, TV aerial and power points. Large glazed sliding patio doors with side panels overlooking the garden.





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**Dining Area** measuring approximately 9'8" x 8'4" (2.98m x 2.56m) with panelled radiator, rear window, BT point and power point.



**Kitchen / Breakfast Room** measuring approximately 12'00" x 7'4" (3.65m x 2.25m) with front elevation window, double drainer stainless steel sink unit with mixer tap and cupboards under. Space for fridge, cooker point, ceramic tiled surrounds. Worcester oil fired boiler and work top surface with drawers and storage cupboards under. Glazed serving hatch into dining room area, multi socket power points, wall mounted storage cupboards and breakfast area. Extractor fan and high-level shelf, ceiling light and space for base level freezer. Air vents and panelled glazed access door into



**Lean-To** measuring approximately 5'8" x 11'5" (1.76m x 3.50m) constructed of timber frame with polycarbonate roof, wall light and fitted storage. Half panelled glazed rear access door and courtesy door into garage.



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**Bedroom One** measuring approximately 10'9" x 10 (3.32m x 3.04m) minimum with range of fitted bedroom furniture having wall mounted storage cupboards and wardrobe cupboards with mirrored fronts. Bedside tables, shelving and panelled radiator. Rear elevation window overlooking garden, folding doors into



**En Suite** with low flush WC, pedestal hand wash basin with splashback and wall mirror. Ceiling light, shelf and air vent.

**Bedroom Two** measuring approximately 11'3" x 10'9" (3.44m x 3.32m) with front elevation bay window, panelled radiator and pendant light and power points. Louvre fronted wardrobe cupboard with shelf and rail, enclosed hand wash basin with tiled splashback and internal pull cord light switch.





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**Bedroom Three** measuring approximately 9'6" x 8'7" (2.92m x 2.65m) with front elevation window, panelled radiator, light and power points. Built in wardrobe cupboard with shelf and rail.



**Bathroom** comprising panelled bath with electric shower over. Ceramic tiled surrounds, pedestal hand wash basin and low flush WC. Opaque glazed window, panelled radiator and towel rail. Wall mirror and single element electric wall heater. Airing cupboard housing lagged hot water tank with shelving. Ceiling light, pull cord light switch.





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**Outside the Property**

To the rear of the bungalow there is oil tank and paved area, a useful workshop measuring 6'2" x 6'3" (1.88m x 1.92m) with shelving and connected to power. A garden store measuring 12' x 6' (3.65m x 1.82m) with paved floor.

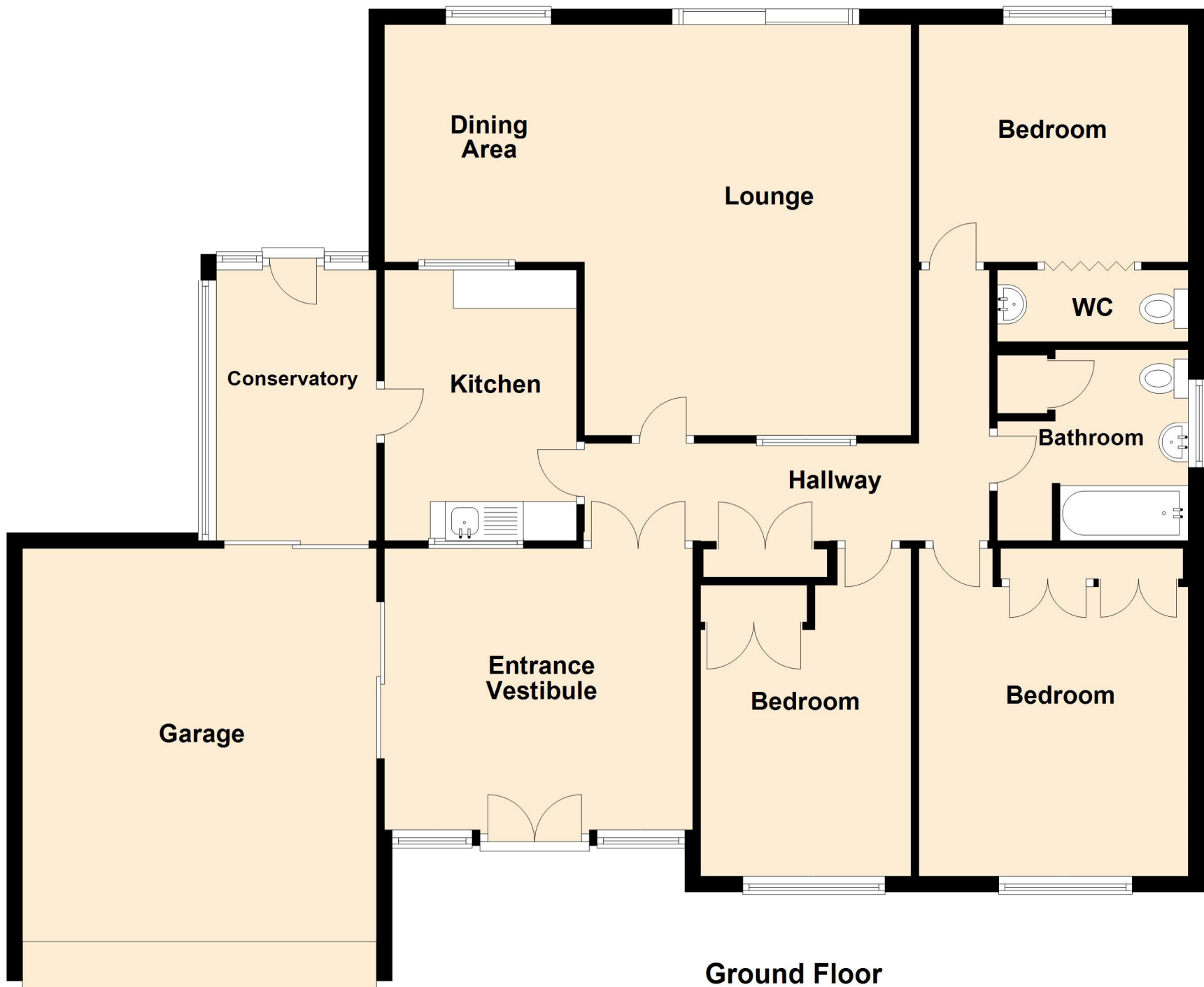
The rear garden is a good size with an aluminium greenhouse, mainly laid to lawn with borders of evergreen and three apple trees and a wisteria. There is paved patio adjacent to the back of the property and a side pedestrian access to the front having wrought iron gate.



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<b>Services:</b>	Main, electricity and water are connected to this property. There is private drainage to septic tank 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, Persnore WR10 1PT      Telephone 01386 565000
<b>Council Tax:</b>	<b>Band E</b>





## Ground Floor

Approx. 142.1 sq. metres (1530.0 sq. feet)

Total area: approx. 142.1 sq. metres (1530.0 sq. feet)