



**ESTATE AGENTS**

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**Brigadoon**  
**Church Street**  
**Wyre Piddle**  
**WR10 2JD**

**For Sale**

**Offers On £275,000**



**A THREE BEDROOM SEMI-DETACHED PROPERTY WITH MUCH POTENTIAL IN NEED OF REFURBISHMENT SET IN POPULAR RIVERSIDE VILLAGE WITH OFF ROAD PARKING AND GARAGE.**

**Hallway, Lounge Dining Room, Kitchen, Three Bedrooms, Bathroom, Single Storey Side Extension, Driveway And Garage**

**EPC: E (54) COUNCIL BAND: D**

*Residential Sales Particulars*

## **Brigadoon, Church Street, Wyre Piddle WR10 2JD**

### **Situation**

Church Street is part of the original village with black and white properties and riverside homes. Once farmland with farmhouses and dairy cattle Brigadoon has a good position with frontage and a pleasant rear garden. There is tarmac driveway to single garage and an enclosed yard to the front with the property set back from the road. The house itself is in need of complete refurbishment and offers lots of potential to create a family home.

Wyre Piddle is a popular village which has a by-pass and River Avon frontage, there is local church and a free house pub with restaurant. There is no through traffic but gives access to all main centres and there is pedestrian footpath down by the river to Pershore.

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.

## **Brigadoon, Church Street, Wyre Piddle WR10 2JD**

### **Property Comprises**

**Entrance** with timber front door and glazed panel, opaque glazed side panels into

**Hallway** with panelled radiator, BT point, wall mounted thermostatic control, ceiling light point and doors off to

**Lounge** measuring approximately 15'1 x 11'4" (4.60m x 3.47m) with front elevation double glazed windows, ceiling light. Gas fire with ceramic hearth. Power points and TV aerial socket. Glazed fronted display cabinet over shelving into



**Dining Room** measuring approximately 9'9" x 9'4" (3.01m x 2.86m) with panelled radiator, ceiling light point. Fully double-glazed door with side panel into garden. Door into

**Kitchen** measuring approximately 11'2" x 9'7" (3.41m x 2.95m) with rear elevation double glazed windows. Wall mounted Worcester gas central heating boiler. Range of fitted kitchen units comprising work top surfaces and storage cupboards under. Plumbing for automatic washing machine. Leisure 5-burner range cooker, gas point. Single drainer stainless steel sink unit, extractor fan and power points, wall mounted storage cupboards and under stair storage cupboard with shelving.



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Stairway with banister rails leads up to first floor with side elevation double glazed window.

**Landing** with access hatch to roof void.

**Bedroom One** measuring approximately 13'6" x 9'7" (4.14m x 2.95m) with front elevation double glazed windows, panelled radiator, light and power points



**Bedroom Two** measuring approximately 13'6" x 9'2" (4.14m x 2.80m) with rear elevation double glazed windows, panelled radiator, built-in linen cupboard with slatted shelving. Light and power points



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**Bedroom Three** measuring approximately 6'8 x 9'3" (2.07m x 2.83m) maximum with front elevation double glazed windows, panelled radiator, light and power points



**Bathroom** comprising panelled bath, pedestal hand wash basin, ceramic tiled surrounds. Low flush WC, panelled radiator and opaque glazed window and ceiling light point.



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Outside the property, from the kitchen there is side door into

**Side Extension** being single storey, with flat roof. Front elevation door, light and power, glazed rear door and panelled glazed windows.

**Outside The Property**

To the rear there is aluminium partially glazed greenhouse. Rear garden measuring approximately 21' x 35' (6.40m x 10.66m) minimum. Predominately lawned area, close boarded fencing and mature evergreen. Outside mains tap.



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To the front of the property there is tarmacadam driveway providing off-road parking, lawned and stocked borders. There is an enclosed front area – ideal bin store.

**Garage** measuring internally approximately 16' x 8' (4.87m x 2.43m) with rear elevation window and up and over door.

**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 D**