



**ESTATE AGENTS**

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residential@bomfordandcoffey.co.uk

**31a Newlands**  
**Pershore**  
**Worcestershire**  
**WR10 1BW**

**For Sale**

**Price £335,000**



**A CHARMING CHARACTER EXTENDED MID-TERRACED COTTAGE SET OVER THREE FLOORS WITH TWO RECEPTION ROOMS, UTILITY AREA, ATTRACTIVE FITTED KITCHEN/BREAKFAST ROOM, TWO DOUBLE BEDROOMS ON THE FIRST FLOOR WITH SEPARATE WC & BATHROOM, SECOND FLOOR DOUBLE BEDROOM, DELIGHTFUL COTTAGE GARDEN WITH METAL PERGOLA, GREENHOUSE & GARDENSTORE & SIDE YARD**

**Council Band C EPC: E (54)**

*Residential Sales Particulars*

## **31A Newlands, Pershore, Worcestershire WR10 1BW**

### **Situation**

Newlands is a popular residential part of Pershore being close to the Abbey and having public house and fish & chip shop and with an easy walking distance of all Pershore's facilities.

Number 31a is a charming characterful three-bedroom property with two main reception rooms, two woodburning stoves and a cottagey kitchen/breakfast room which looks up the garden. This Cottage is well presented and has period features and good-sized rooms, gas central heating and separate cloak room and bathroom on the first floor. The property is planned over two floors with top floor double bedroom and two double bedrooms on the first floor. There is metal pergola to the back of the property which is adjustable to keep inclement weather off the garden furniture. The rear garden is attractively planned with an abundance of seasonal colour and has lighting and aluminium greenhouse and a timber garden store.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarkets 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 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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

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.

JMB1930  
AUGUST 2024

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**Property Comprises**

Entrance with leaded opaque glazed panels to modern front door with security lock into

**Front Sitting Room (First Reception)** measuring overall approximately 12'4" x 10'8" (3.76m x 3.25m) with brick chimney breast having wood burning stove inset, slate hearth and exposed timber beams. Front elevation double glazed window with venetian blinds. Pendant light and BT point, multi socket power points and wall mounted consumer unit. TV aerial point and panelled radiator. Matwell to entrance and period half panelled glazed pined timber door with mouldings into



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**Second Reception / Living Room** with dimmer switch and under stair storage cupboard with light switch and coat hooks. Measuring overall approximately 11'8" x 11'10" (3.56m x 3.61m) minimum. Pendant light, chimney breast with wood burning stove inset over quarry tiled hearth and exposed timber beam over. Pine original alcove storage cupboards to left hand side of fireplace, panelled radiator, multi socket power points and rear elevation double glazed window with venetian blind. Further BT point, stairway leading to first floor. Panelled glazed sliding door leads to



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### Central Utility Area

measuring overall approximately 7'8" x 7'4" (2.34m x 2.24m) (average) with pendant light, glazed 'borrowed' light window to middle living room and wall mounted Worcester gas boiler. Enclosed plumbing for automatic washing machine and space for base level fridge, useful work top surface area and quarry tiled floor covering. Wall mounted thermostatic control for central heating. Larder cupboard with shelving and cold shelf.

Side elevation double glazed window and ¾ panelled glazed UPVC side door which leads into rear yard and access passageway into the street (ideal storage area for bins), there is exterior lantern light.



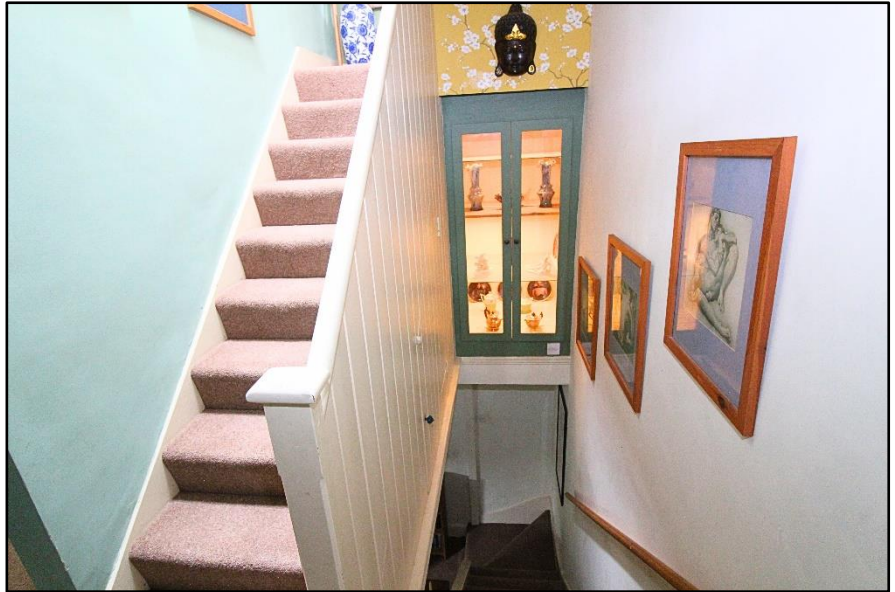
### Kitchen / Diner

measuring approximately overall 12'5" x 9'9" (3.78m x 2.97m) with range of fitted kitchen units comprising timber work top surfaces, drawers and storage cupboards under. Corner carousel unit. One and a half bowl porcelain single drainer sink unit with mixer tap and patterned ceramic splashback. 4-burner gas hob with oven and grill under. Further patterned ceramic tiles and ceiling timbers. Work top lighting and multi socket power points, pendant lights, TV aerial point and high-level double-glazed window with vents. Panelled radiator. Further power points, storage for base level fridge, useful shelving and storage areas. Rear elevation double glazed windows of glazed opening doors into garden



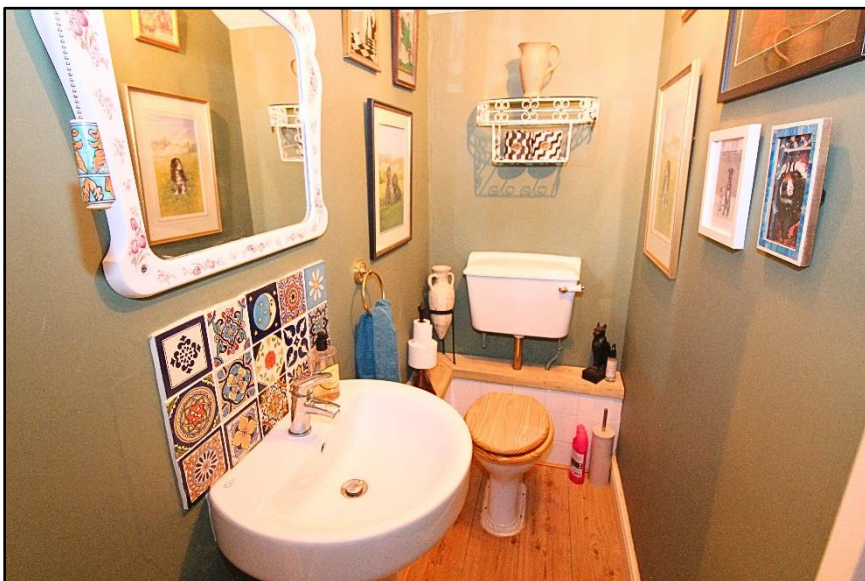
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Stairway with banister rail leads up to first floor. Illuminated display cabinet with shelving and a useful understairs storage cupboard under the second stairway with shelving and multi socket power point.



**Landing**

panelled radiator and pendant light



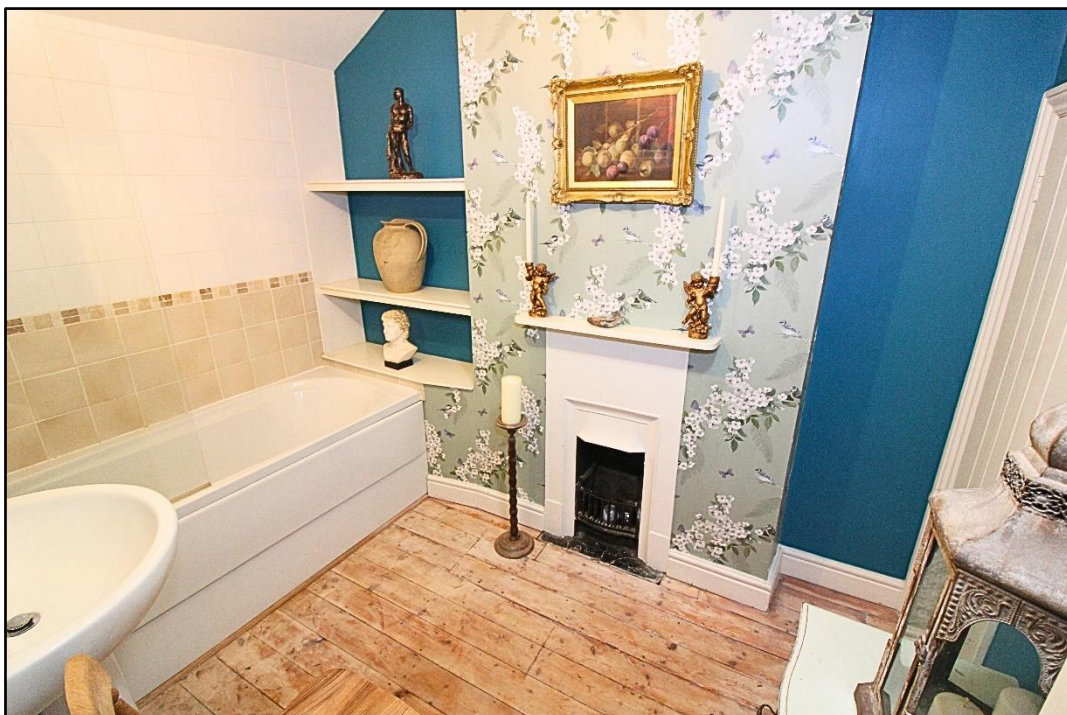
**Separate WC** comprising pedestal hand wash basin with tiled splashback. Low flush WC and timber styled floor covering. Ceiling light and enclosed plumbing providing useful timber top. Pull cord light switch.

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**Bedroom One** measuring approximately 12'3" x 10'8" (3.73m x 3.25m) with period style built-in wardrobe cupboards to either side of Victorian fireplace, having metal hearth and mantle shelf. Ample multi socket power points, panelled radiator, front election UPC double glazed windows and pendant light.



**Bathroom** comprising panelled bath, glazed shower screen, Triton electric shower with shower head on wall bracket. Ceramic tiled surrounds and mixer tap to bath. Wall shelving, period fireplace with mantle shelf and exposed pine floor covering. Borrowed light tube. Extractor fan, ceiling light and pull cord switch. Upright towel rail / radiator, pedestal hand wash basin with mixer tap, tiled splash back and glazed shelf. Useful built-in storage cupboard with slatted shelving.



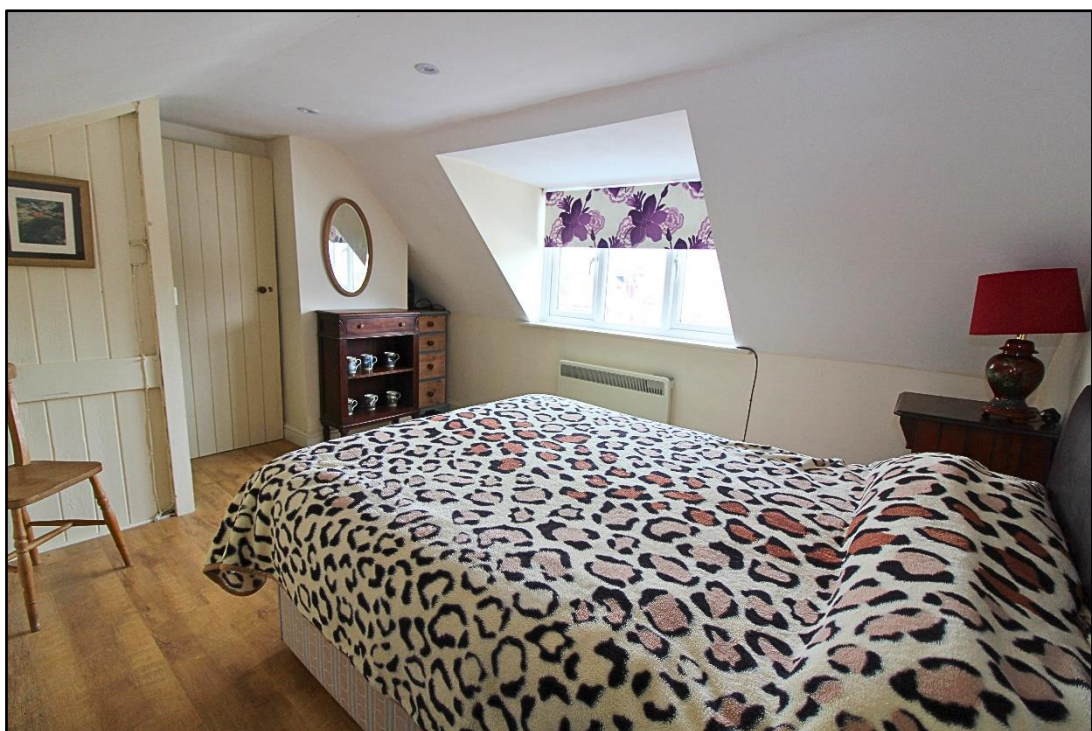
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**Bedroom Two (Rear)** measuring approximately 10'9" x 9'7" (3.28m x 2.92m) minimum with rear elevation double glazed UPVC window, panelled radiator and multi socket power points. Velux roof light window with blind. Access hatch to roof void.



Further stairway from first floor landing with pendant light leads up to second floor

**Bedroom Three** measuring overall approximately 13'4" x 10'2" (4.06m x 3.10m) minimum. Laminated timber floor covering, sloping ceilings and inset ceiling lights. Dormer window with double glazed UPVC panels and roller blind. Fitted electric panelled heater with 24 hour timer, multi socket power points, BT socket and hanging rail.





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**Rear Garden**

from the kitchen there are double doors which have roller blinds and side panels to paved patio and pergola. There are mellowed brick retaining walls to flower borders with evergreen and Wisteria. There are outside lights and cold-water tap. The rear garden is enclosed and is a creation put together by the present vendor. There are specimen shrubs, plants and seasonal colour, with paved walkway and garden lighting and power up to the top shed. There is Aluminium greenhouse, beech hedge and birch tree, liquid amber tree and pink magnolia tree. There is a small ornamental pond promoting the garden wildlife. The garden shed measures 7'9" x 6' (2.36m x 1.83m) being a useful log store and garden storage with light and power.



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**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 C