



ESTATE AGENTS

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2 Manor Gardens.

Pershore,
Worcestershire
WR10 1AS

For Sale

Guide Price £685,000



SITUATED IN A PRIME LOCATION WITHIN FLAT WALKING DISTANCE OF THE TOWN'S AMENITIES A DETACHED FIVE BEDROOM TOWNHOUSE SET IN BEAUTIFUL SOUTHERLY ASPECT GARDENS HAVING DOUBLE GARAGE AND OFF-ROAD PARKING.

Canopied Entrance, Reception Hall, Cloakroom, Study, Lounge, Separate Dining room, Kitchen/Breakfast Room, Utility Room, Five Bedrooms, Shower Room, Bathroom, Attractive Gardens, Attached Connected Double Garage, All Main Services, No Chain.
EPC: D (66) COUNCIL BAND: F

Residential Sales Particulars

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Situation

Manor Gardens, has an enviable position being within flat walking distance of the town centre yet enjoying a quiet southerly location, with lovely gardens and enclosed by a serpentine wall. This property has been well maintained and offers well planned accommodation with a large reception hall and three reception rooms, good sized kitchen/breakfast room, four double bedrooms and a single bedroom, separate shower room and a family bathroom. The delightful gardens surround the property having been beautifully landscaped in the past. Manor Gardens, is accessed over a private driveway which serves four properties including number 2. There is brick paved driveway and an attached double garage, which is connected to the house. There is greenhouse and garden store and an attractive pergola to the southerly side of the house.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket 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 southwest, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions.

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 Porch with timber supports and lantern light to

Entrance with solid timber front door having brass furnishings and opaque glazed side panels into

Reception measuring overall approximately 18'8" x 7 (5.69m x 2.13m) maximum with panelled radiators, pendant lights, BT point, cloaks cupboard with hanging rail and coat hooks, shelving. Wall light points, wall mounted Honeywell thermostatic control.



Cloak Room with low flush WC, side elevation window with roller blind, wall mounted hand wash basin with mixer tap, wall mirror, light point and ceramic tiled surrounds.



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Study measuring overall approximately 8'10" x 10' (2.69m x 3.04m) with side elevation window having secondary double glazing, pendant light, power points and panelled radiator.



Lounge measuring overall approximately 11'7" x 19'3" (3.53m x 5.86m) with attractive fireplace surround with mantle shelf, marble hearth and gas fire inserted. Windows to either side of chimney breast with Roman blinds. Ceiling lights and wall light points, coved ceiling and multi socket power points. South elevation picture window with secondary double glazing, vertical blinds and overlooking garden. Panelled radiators. Double doors leading into



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Dining Room measuring approximately 11'3" x 11'7" (3.43m x 3.53m) with double panelled radiator, ceiling light and coving. Wall light points and multi socket power points. Glazed shelving, fully glazed double doors with side panels lead out to paved terrace, and pergola.



Kitchen / Breakfast Room measuring approximately 15'4" x 8'10" (4.67m x 2.69m) with front elevation double glazed windows, range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Plumbing for dishwasher, gas cooker with 4-burner gas hob, base level oven and grill. Multi socket power points and wall mounted storage cupboards. BT point. Display cabinet and pull-out larder cupboard with rack shelving. Panelled radiator and wall mounted Potterton gas boiler. Linoleum tiled floor covering, breakfast area and inset ceiling lights. Pendant light with pull cord switch. Half panelled glazed leads into



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Utility Room measuring approximately 8'10" x 6'7" (2.69m x 2.01m) with panelled radiator, enclosed meter cupboard, wall shelving and mounted Belfast sink with hot and cold taps. Plumbing for automatic washing machine, wall mounted storage cupboards and front elevation double glazed window. Panelled glazed front access door. Coat hooks on rail and space for upright fridge / freezer. Rear door into



Passageway with half panelled glazed door into garden, ceiling light point, high level shelf. Further half panelled glazed door into

Double Garage measuring approximately 17'6" x 18'5" (5.33m x 5.61m) internally, with individual automatic up and over doors. Light and power connected, rear elevation double glazed windows. Space for work bench and wall mounted storage cupboards. Gas meter point

From reception hall split level stairway leads up to first floor

Landing with timber balustrading and side elevation double glazed window, pendant light and access hatch to roof void. Power point.

Bedroom One measuring approximately 11'8" x 11'3" (3.55m x 3.43m) with south elevation double glazed windows, panelled radiator, pendant light and multi socket power points. Built-in wardrobe cupboard.



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Bedroom Two measuring approximately 11'7" x 11'8" (3.53m x 3.55m) with south elevation double glazed windows (views to Bredon Hill), panelled radiator and pendant light. Wall light point and built-in wardrobe cupboards, multi socket power points.



Bedroom Three measuring approximately 11'9" x 14'4" (3.58m x 4.37m) maximum with built-in wardrobe cupboards, Velux roof light window and central dressing table with mirror over and drawers under. Double panelled radiator, pendant light and side elevation double glazed window, access hatch to roof void.



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Bedroom Four measuring approximately 9'7" x 8'10" (2.92m x 2.69m) with front elevation double glazed window, panelled radiator and built-in wardrobe cupboard. Pendant light and power points.



Separate Shower Room with sliding screen doors to walk-in electric Mira shower. Ceramic tiled surrounds, panelled radiator, chrome towel rail, inset ceiling lights and extractor fan.

Bedroom Five measuring approximately 11'8" x 7'3" (3.55m x 2.21m) to include walk-in airing cupboard having lagged hot water tank with immersion heater, ample slatted shelving, light point. Rear elevation double glazed window, panelled radiator, multi socket power points, pendant light and roller blind.



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Bathroom measuring approximately 8'9" x 5'6" (3.58m x 1.68m) with front elevation double glazed window with blind, low flush WC and fully ceramic tiled surrounds. Walk-in shower having Mira shower with adjustable head piece and shower seat. Vanity hand wash basin with mixer tap and storage cupboard under, glazed shelf and mirror over. Wall lights to either side. Chrome towel rail, pull cord light switch, ceiling light and extractor fan. Panelled radiator.



Outside the Property

Number 2 has brick paved frontage, off-road parking and access to a double garage. There is turning space and wrought iron gate leads into beautifully landscaped garden which surrounds the property.



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Aluminium greenhouse measuring 12' x 8' (3.66m x 2.44m), outside water taps, and well stocked flower borders There are soft fruit borders and espaliers trained fruit trees with brick paved walk parallel to the serpentine wall that leads into the sunken garden feature.



There are compost bins, planted evergreens and variegated shrubs. Pedestrian access gate onto Nogains. A useful timber garden store, walnut tree and sculptured lawns, the Monet bridge, grape vine, holly and the Garrya elliptica with its silk tassels. There is horn bean hedge and gated access to the front of the house.



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To the south side of the property there is an attached timber pergola, sitting area, paved patio with outside lights and distant views.



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

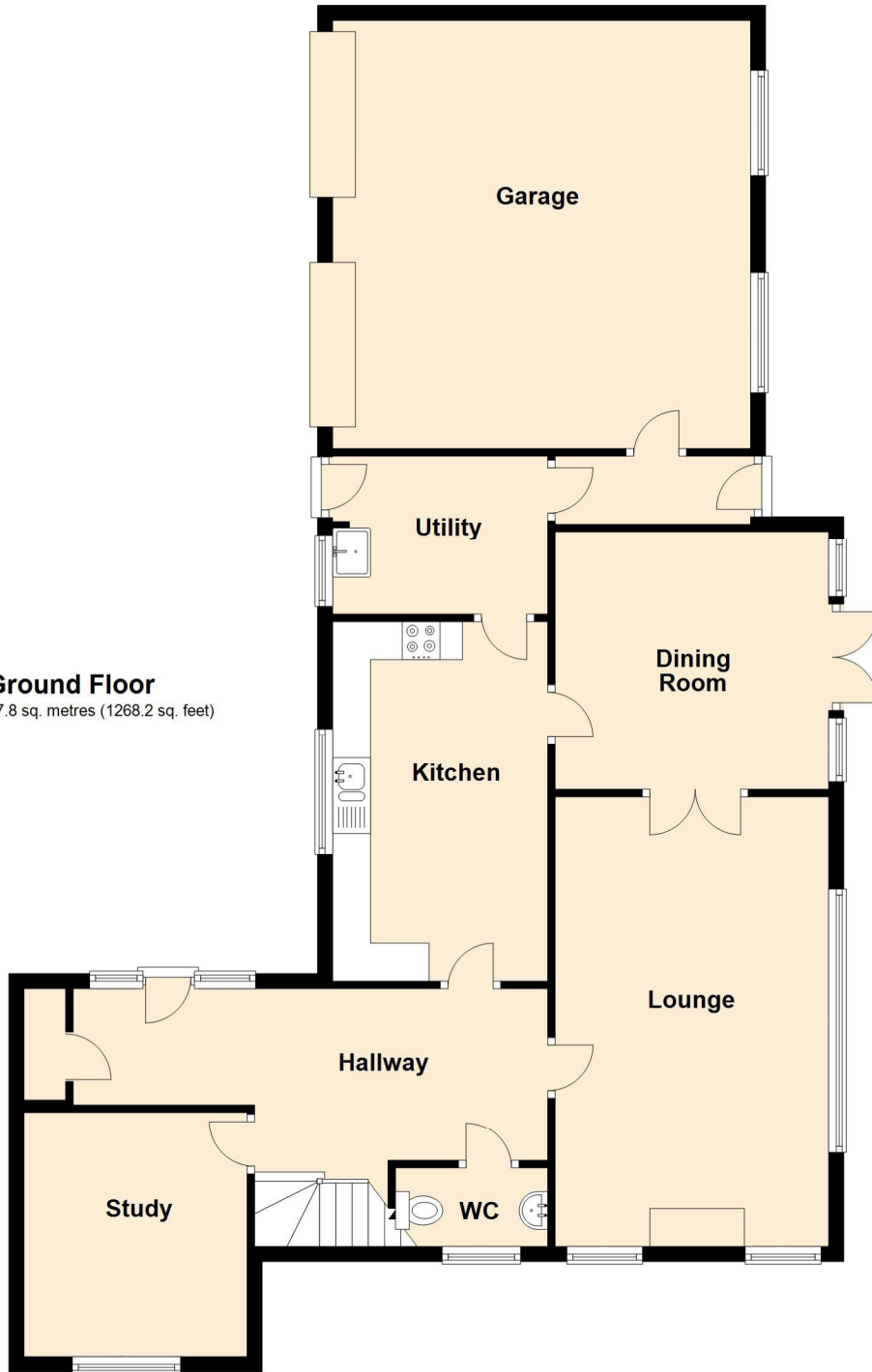
Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

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

Council Tax: Band F

Ground Floor
Approx. 117.8 sq. metres (1268.2 sq. feet)



First Floor
Approx. 78.5 sq. metres (844.5 sq. feet)



Total area: approx. 196.3 sq. metres (2112.7 sq. feet)