



ESTATE AGENTS

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

Pixie Cottage.
40 Bridge Street
Pershore,
Worcestershire
WR10 1AT

For Sale

Offers On £189,950



A CONVENIENTLY SITUATED TWO BEDROOM TERRACED COTTAGE SET OFF BRIDGE STREET WITHIN WALKING DISTANCE OF PERSHORE HIGH STREET.

Entrance Porch, Hallway, Fitted Kitchen Diner/Open Plan Living Room, Two First Floor Bedrooms, Bathroom, Gas Central Heating, Double Glazing.

EPC: D (58) COUNCIL BAND: B

Residential Sales Particulars

Pixie Cottage, 40 Bridge Street, Pershore, WR10 1AT

Situation

Pixie Cottage is situated in a pleasant quiet alley off Bridge Street being a terraced property of four cottages of different periods. Pixie Cottage has been modernised by the present Vendor and now provides an ideal buy to let or residential home close to the town's amenities. The property offers pleasant living accommodation with open plan kitchen/living room on the ground floor, and front elevation (south) large, double-glazed window providing good natural light. On the first floor there are two bedrooms and a bathroom with landing and rear window. There are exposed timbers, and a cottagey feel to this property with gas central heating and fitted kitchen, ample storage throughout and a useful entrance porch for boots and shoes etc.

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.

Pixie Cottage, 40 Bridge Street, Pershore, WR10 1AT

Property Comprises

With UPVC front door with glazed panel and side panels into

Front Porch with high level consumer unit, ceiling light and coconut mat-well. Inner panel glazed door into

Hallway being open plan to the ground floor accommodation, with stairs leading up to first floor, inset ceiling lights, exposed timber beam and panelled radiator.

Fitted Kitchen / Diner / Lounge measuring overall 12'3" x 18'4" (3.74m x 5.60m) with large front elevation double glazed window with vertical blinds, panelled radiator and useful base level and wall mounted storage cupboards. Fireplace recess and inset ceiling lights. Enclosed Worcester gas boiler for central heating and hot water.



Kitchen Area

comprising work top surfaces, drawers and storage cupboards under, laminated twin sink unit with mixer tap, single drainer and plumbing for automatic washing machine. Ceramic hob with oven under, stainless steel extractor filter hood over, wall mounted kitchen units and display cabinets. Partial ceramic tiled surrounds. Ample multi socket power points. Wall shelf and useful under stair larder space, with power and ceiling light.

Pixie Cottage, 40 Bridge Street, Pershore, WR10 1AT

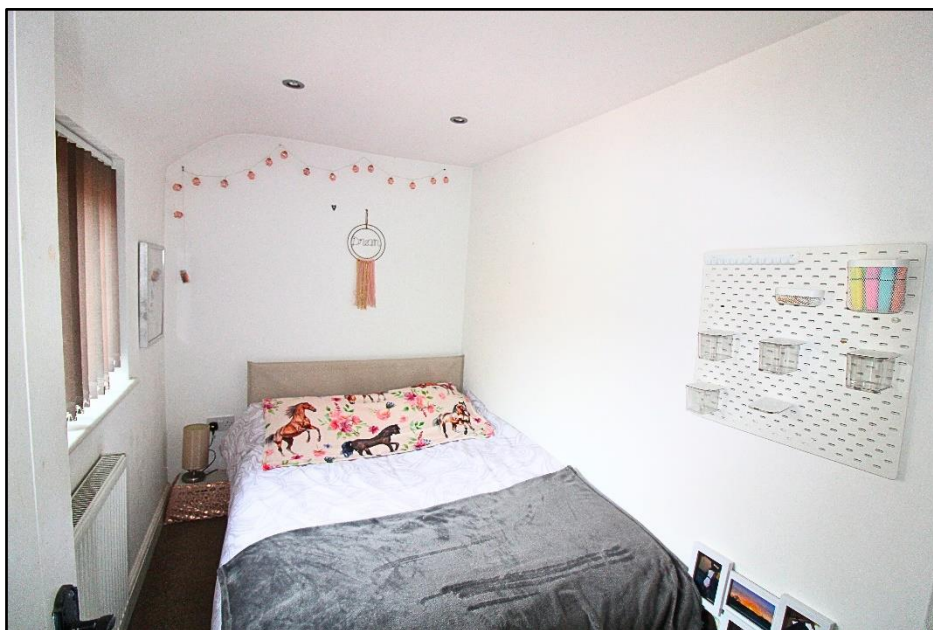
From the Hall Reception area, there is stairway being split level leading up to first floor.

Landing with rear elevation window, panelled radiator and exposed ceiling timber, inset ceiling lights.

Bedroom One measuring approximately 8'3 x 12'7" (2.52m x 3.87m) maximum, with built-in wardrobe cupboards, front elevation double glazed windows with vertical blinds, multi socket power points and panelled radiator.



Bedroom Two measuring approximately 10' x 6'2" (3.04m x 1.88m) with rear elevation double glazed window with vertical blinds, panelled radiator, multi socket power points and inset ceiling lights.



Pixie Cottage, 40 Bridge Street, Pershore, WR10 1AT

Bathroom comprising panelled bath with shower screen and plumbed in shower. Ceramic tiled surrounds, front elevation double glazed window with vertical blinds. Low flush WC, panelled radiator, pedestal hand wash basin with tiled splashback and mixer tap. Inset ceiling lights, extractor fan, shaver point and useful large airing cupboard with fitted radiator and ample slatted shelving.



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,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band B