



ESTATE AGENTS

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36 Cornmore
Pershore,
Worcestershire
WR10 1 HX

For Sale

Price £259,500



**A WELL SITUATED SEMI-DETACHED THREE BEDROOM
PROPERTY RECENTLY MODERNISED WITH FURTHER
POTENTIAL HAVING OPEN ASPECT TO THE FRONT, REAR
GARDEN, WITHIN WALKING DISTANCE OF THE TOWN
CENTRE AND FACILITIES.**

Entrance Hallway, Lounge Dining Room (Log Burner), Fitted Kitchen,
Bathroom & Separate WC, Three Bedrooms On The First Floor, Rear
Garden (Timber Store), Gas Central Heating.

EPC: C (69) COUNCIL BAND: B

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

Residential Sales Particulars

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Situation

Cornmore is set off the Defford Road with open views across farmland with Bredon Hill in the distance. There is access to Three Springs Road and within walking distance of the town. Number 36 has been the subject of recent improvements internally and now offers a property with no chain ready to move into. This property offers potential to extend to the rear, subject to planning and to create hard standing off road parking to the front. There is modern kitchen and bathroom and good sized lounge/dining room with woodburning stove. The property has good natural light due to a southerly aspect to the front.

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.

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Property Comprises

Entrance with fan shaped glazed panel with spy hole and security lock to

Hallway with ceramic (slate-style) floor covering, pendant light, stairway to first floor and doors off to

Lounge / Dining Room measuring overall approximately 11'x 16'9" with laminate timber style floor covering, fireplace with woodburning stove inset on slate hearth. Dual aspect front and rear double-glazed windows. Pendant light, coved ceiling and modern panelled radiator with TRV.



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Fitted Kitchen measuring approximately 8'9" x 9'4" with front elevation double glazed window, fitted kitchen units comprising laminated work top surfaces, drawers and storage cupboards under. Base level storage and plumbing for automatic washing machine. Ceramic hob with oven and grill under. Single drainer stainless steel sink unit with mixer tap. Roller blind, attractive tiled surrounds and plated multi socket power points. Extractor fan with hood and wall mounted storage cupboards. Space for base level fridge. Ceramic floor covering.



Rear Hallway with panelled radiator and half panelled glazed access door, pendant light and consumer unit



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Cloak Room comprising low flush WC, concealed water meter, useful shelf, pendant light and rear elevation opaque double-glazed window.



Bathroom comprising panelled bath with mixer tap and shower attachment, glazed shower screen and ceramic tiled surrounds. Extractor fan, inset ceiling lights, mirror fronted wall cabinet and wall mounted hand wash basin with mixer tap and useful storage cupboard under. Ceramic floor covering and upright towel rail / radiator with TRV



From the hallway, stairs lead up to first floor

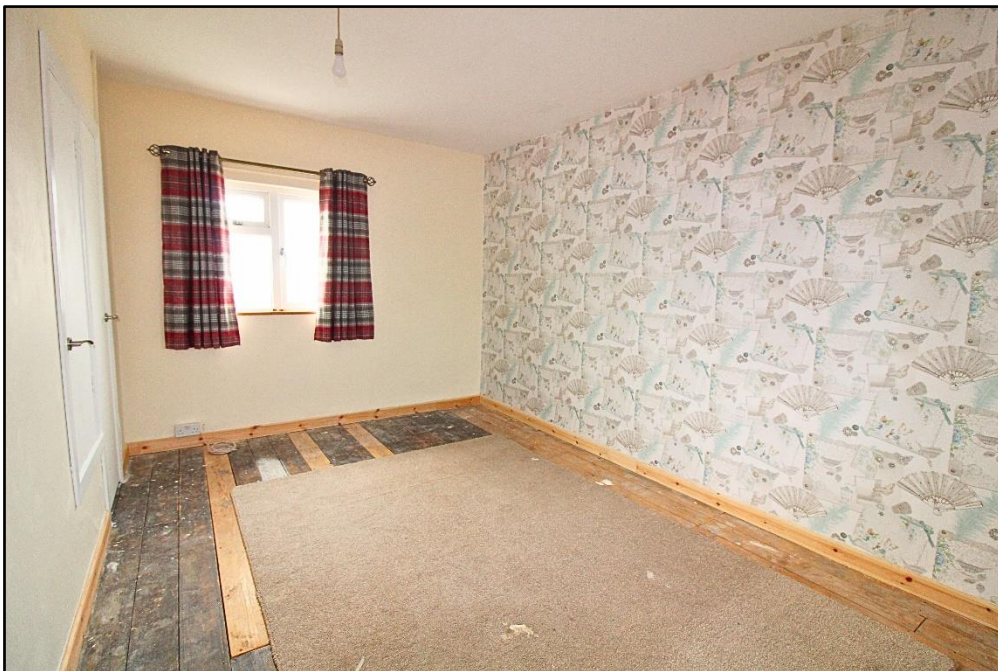
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Landing with pendant light, access hatch to roof void, rear double-glazed window with roller blind and multi socket power points. Doors off to

Bedroom One (Front Aspect) measuring approximately 11' x 10'2" with front elevation double glazed window (panoramic views to Bredon Hill), panelled radiator, pendant light and multi socket power points.



Bedroom Two measuring approximately 9'6" x 14'8" with front elevation double glazed window (further views). Built-in store cupboard housing Vaillant gas boiler and slatted shelving. Second built-in cupboard with slatted shelving and panelled radiator with TRV. There are multi socket points and radiator with TRV, rear double-glazed window and pendant light.



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Bedroom Three measuring approximately 8' x 6' 5" with rear elevation double glazed window, light and power points, panelled radiator.



Outside the Property

To the rear there is patio area, retaining wall and useful timber garden store measuring approximately 6' x 6'. Steps up to garden decking, The rear garden is mainly laid to lawn. Outside mains tap and access around the gable to the front of the property, with pathway and lawn frontage.



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Front is mainly laid to lawn and path to front door

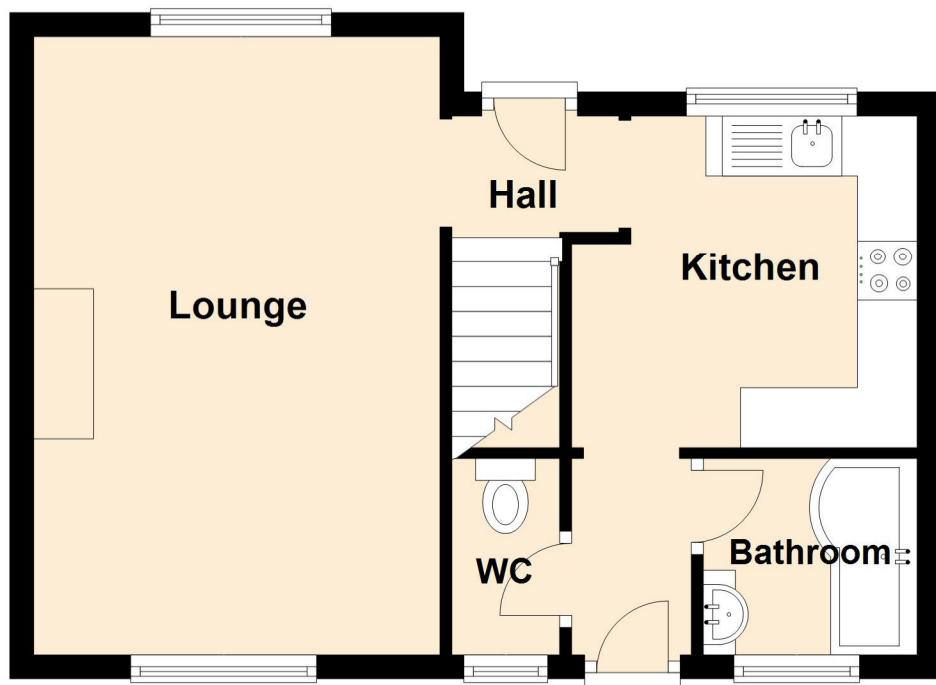
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

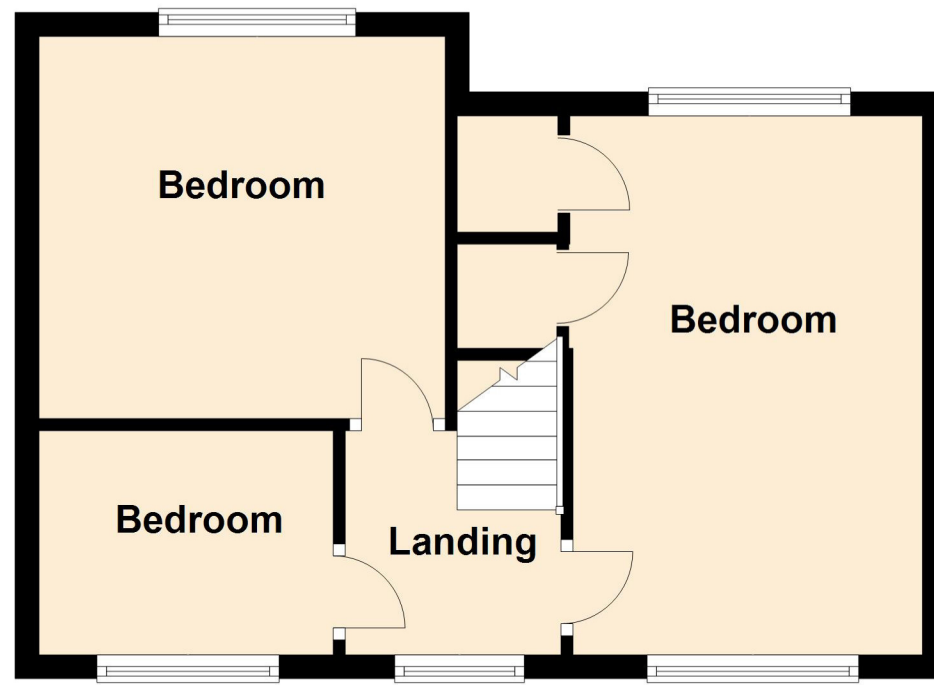
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band B



Ground Floor

Approx. 35.6 sq. metres (383.4 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.4 sq. feet)

Total area: approx. 71.2 sq. metres (766.8 sq. feet)