



**ESTATE AGENTS**

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**46 Newlands.  
Pershore,  
Worcestershire  
WR10 1BW**

**For Sale**

**Price £239,950**



**A RECENTLY REFURBISHED CHARACTER TOWN COTTAGE SET WITHIN THIS POPULAR RESIDENTIAL AREA & CLOSE TO LOCAL AMENITIES. FINISHED TO A HIGH STANDARD.**

Sitting Room (Log Burner), Modern Fitted Kitchen, Utility Room, First Floor Bedroom, Full Bathroom Suite, Second Floor Attic Room, Shared Passage Way, Rear Garden. All Main Services, Gas Central Heating.

**EPC: D (55) 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*

## **46 Newlands, Pershore, South Worcestershire WR10 1BW**

### **Situation**

This delightful mid-terraced later Victorian cottage, has been the subject of much improvement in recent months, now presenting a lovely character cottage, refurbished and modernised to a high standard. There is wood burning stove in the front living room, a new modern kitchen has been fitted and there is a good-sized utility room with back door to the rear of the property, where the gas boiler can be found. The property is double glazed, the main bedroom is on the first floor together with the new bathroom with shower and on the second floor, there is an attic room which was converted many years ago and has a Velux window.

There is side passageway shared by the neighbour on the right-hand side and the neighbour on the left-hand side. This gives access to the garden behind the terrace which is mainly laid to grass and there is also an old brick building which was used when the house was built.

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 Door** with security lock into

**Sitting Room** measuring overall approximately 11'1" x 10'5" (3.38m x 3.20m) with front elevation double glazed window, double panelled radiator with TRV, oak-style laminate floor covering and Open Reach Master BT socket. TV aerial socket, multi socket power points, chimney breast intrusion with stone hearth and Villager wood burning stove inset. Wall light points, pendant ceiling light, dimmer switches and central ceiling timber beam. There are skirting boards and oak, braced, thumb latch door into



**Kitchen** approximately 8'3" x 9'10" (2.52m x 2.77m) maximum to include under stair storage area. There are timber work top surfaces and base level storage. Continuation of oak-style laminate floor covering and range of new fitted kitchen units, drawers and storage cupboards under. Laminated sink unit with mixer tap, attractive ceramic tiled surrounds, stainless steel extractor filter hood and wall mounted storage cupboards. Plated multi socket power points, ceramic hob with oven and grill under, exposed ceiling timbers and inset ceiling lights. Opaque glazed window and doorway through to





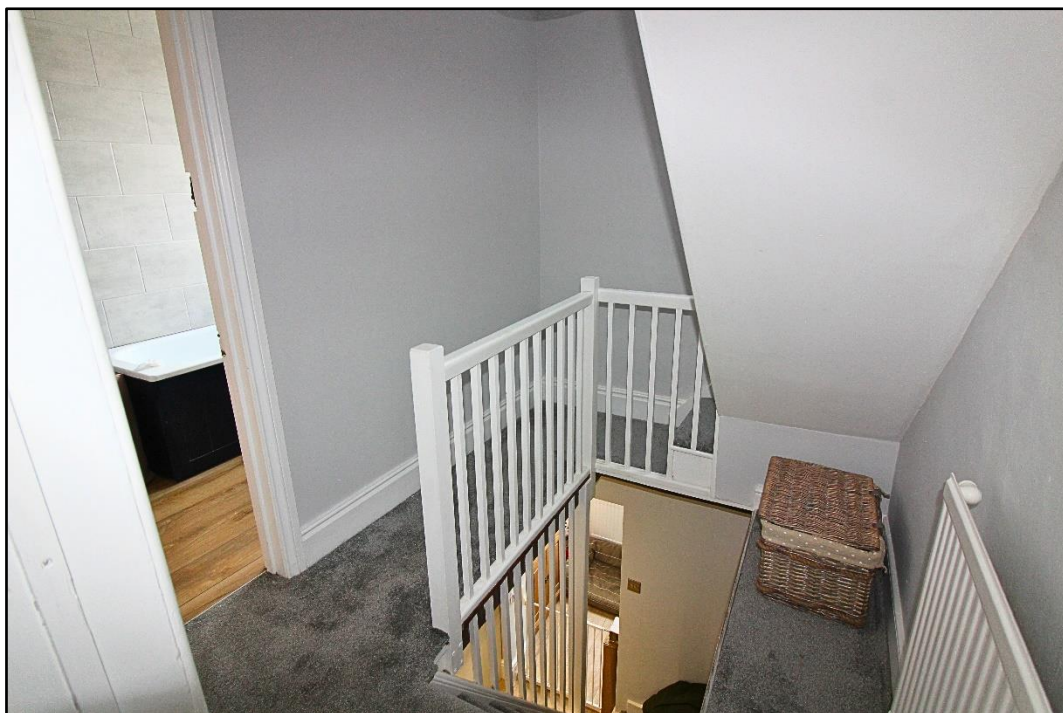
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**Utility Area** measuring approximately 5'2" x 6'4" (1.58m x 1.95m) with double panelled radiator, rear elevation double glazed window, Worcester, wall mounted, gas central heating boiler also serving hot water. Plated multi socket power points, wall mounted thermostatic control, pendant light and Velux roof light window. Half panelled glazed side access door into passageway.



Stairway from kitchen leads up to first floor with timber balustrading

**Landing** with banister rail, panelled radiator, pendant light and Velux roof light window. Isolator switch for extractor fan in bathroom and thumb latch oak door into



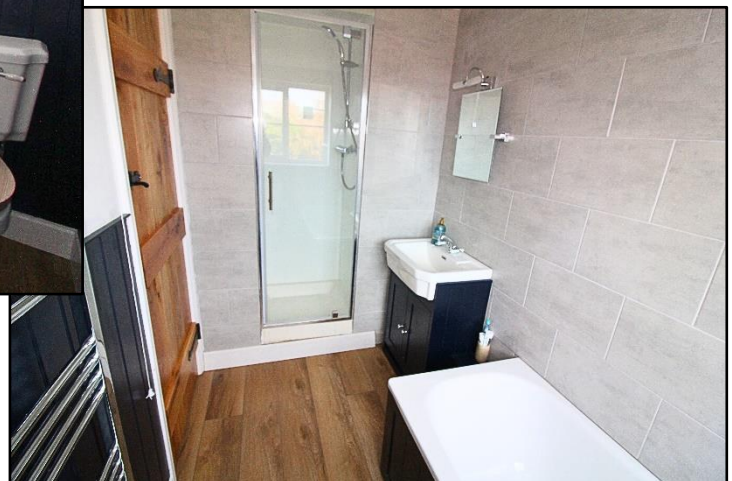


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**Bedroom One** measuring approximately 11'9" x 10'8" (3.62m x 3.29m) to include built-in wardrobe cupboards with shelf and rails. Chimney breast intrusion and multi socket power points. Pendant light, front elevation double glazed window.



**Bathroom** with oak thumb latch door and measuring approximately 8'8" x 5'1" (2.68m x 1.55m). Comprising low flush WC, panelled bath and wall mounted hand wash basin with mixer tap having storage cupboard under. Built-in shower cubicle with Mira shower head on wall bracket, temperature control and glazed panelled door. Mirror fronted wall cabinet with wall light over, upright towel rail / radiator and dado panel wall covering with wall lights over and pull cord light switch. Rear elevation double glazed window with vent Axia fan. Laminate oak style floor covering





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Stairway from first floor landing with banister rail and balustrading leads up to second floor

**Attic Room** measuring overall approximately 11'9" x 12'10" (3.62m x 3.68) to eave height. Having exposed purlin timbers and exposed brick chimney breast intrusion. Double panelled radiator, multi socket power points, BT socket and access into eaves. White skirting boards and further exposed wall timbers, Velux roof light window.



**Outside the Property**

There is shared passageway to the right hand side of the property with a right of way for the neighbours.

**Rear Garden**

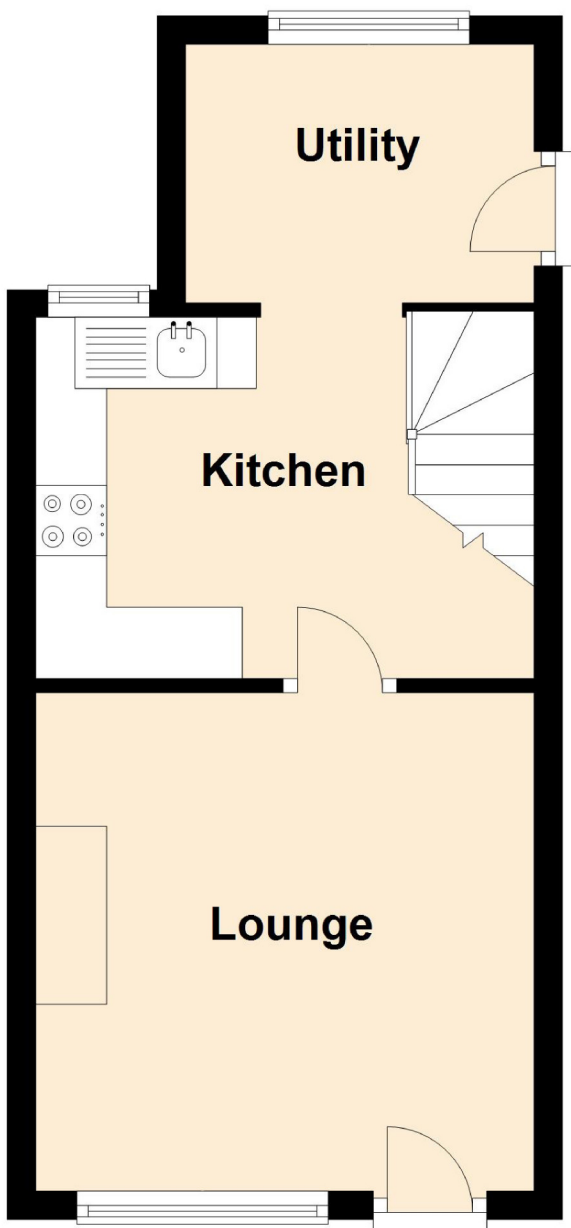
mainly laid to grass. There is a well and timber garden store, together with a shared brick outbuilding



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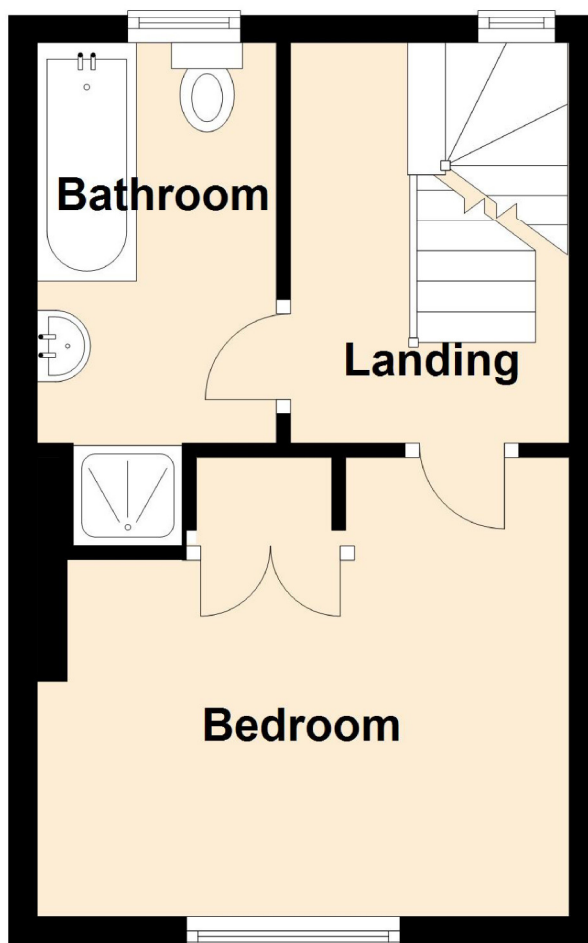
<b>Services:</b>	All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.		
<b>Fixtures &amp; Fittings:</b>	Only those items specified in these details are included in the sale of the property.		
<b>Tenure:</b>	The property is freehold		
<b>Local Authority:</b>	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT      Telephone 01386 565000		
<b>Council Tax:</b>	<b>Band B</b>		





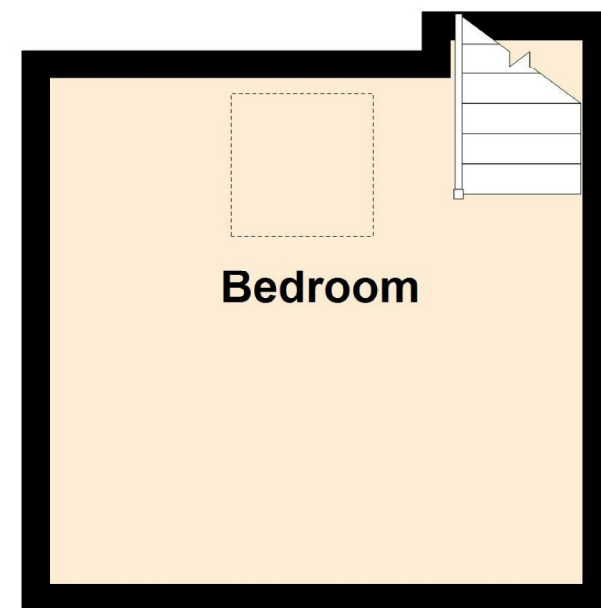
## Ground Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



## First Floor

Approx. 23.1 sq. metres (248.1 sq. feet)



## Top Floor

Approx. 13.6 sq. metres (146.4 sq. feet)

Total area: approx. 63.5 sq. metres (683.1 sq. feet)