



**ESTATE AGENTS**

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

**8 Church Row  
Pershore  
Worcestershire  
WR10 1BL**

**For Sale**

**Price £269,950**



**A PERIOD MID-TERRACED TWO BEDROOM COTTAGE  
FACING THE PERSHORE ABBEY. PLEASANT REAR  
GARDEN POTENTIAL OFF ROAD PARKING DOUBLE  
GLAZING AND GAS CENTRAL HEATING**

**Sitting Room, Kitchen/Breakfast Room, Two Double Bedrooms, Bath-  
room, Access To Rear Garden, Views Over The Abbey Grounds.**

**EPC: D (55) COUNCIL BAND: C**

*Residential Sales Particulars*

## **8 Church Row Pershore WR10 1BL**

### **Situation**

Number 8 is a mid-terraced character cottage overlooking Pershore Abbey. The cottage is not listed, it has double glazing and gas central heating. There is good sized rear garden and vehicular access at the rear, giving potential off road parking subject to planning consent due to the conservation area. There is no ongoing chain with the property ready for occupation, all main services are connected and well positioned for Pershore Town's amenities.

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.





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### **Property Comprises**

Timber front door with bullseye glass panel and security lock into

**Sitting Room** being a good size measuring overall approximately 12'9" x 13'6" (3.93m x 4.14m). There is exposed stone fire place with ceramic hearth and alcove shelving and base level storage, enclosing gas meter and consumer unit, together with electric meter point. There are multi socket power points and TV aerial socket. There is chimney breast and exposed ceiling timbers, door chime and carpeted. Front elevation double glazed window, stop tap. Stairway leading to first floor, internal borrowed light glazed panel and door into



**Kitchen / Breakfast Room** measuring overall approximately 15' x 6'1" (4.57m x 1.85m) with fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Multi socket power points, electric hob and cooker under, stainless steel sink unit with mixer tap and plumbing for washing machine. Wall mounted storage cupboards, ceramic tiled surrounds. Stainless steel extractor hood with filters and rear elevation panelled glazed window with roller blind. Panelled radiator. Ceiling spotlights, useful under stair storage / larder cupboard, exposed ceiling beam.





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Stairway with banister rail and balustrading leads up to first floor

**Landing** with ceiling lights and access hatch to insulated roof void.

**Bedroom One (Front Bedroom)** Measuring approximately 10'2" x 12'5" (3.10m x 3.81m) maximum with front elevation panelled glazed window, pendant light, panelled radiator and built-in wardrobe cupboard.



**Bedroom Two (Rear)** measuring approximately 8'9" x 9'7" (2.71m x 2.95m) with built-in wardrobe cupboard, having shelving. Power points and TV aerial point, panelled radiator, enclosed Worcester gas boiler, rear elevation window, chrome curtain pole, pendant light and wall timber.





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**Bathroom** comprising panelled bath, shower screen and Mira electric shower with shower head on wall bracket. Mixer tap and ceramic tiled surrounds. Pedestal hand wash basin, low flush WC and opaque glazed window with roller blind. Panelled radiator, wall mirror and pull cord light switch to ceiling light.



## **Outside the Property**

From the kitchen, rear door leads onto paved patio and enclosed garden, with lawn and borders, clothesline and timber garden gate. Beyond the gate, there is picket fence area pedestrian access to the rear off the rear access lane, where there is the potential to provide off road parking within the rear garden.





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**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.

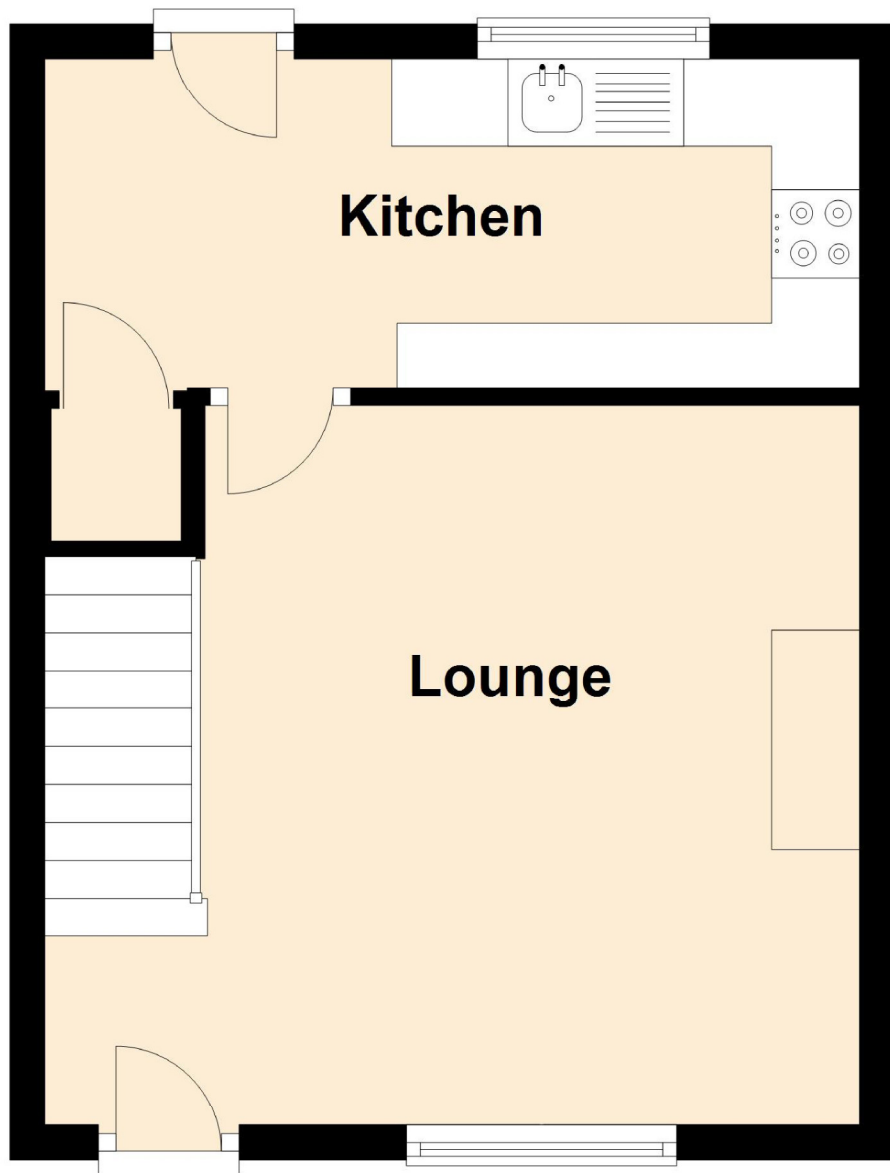
**Estate Agents Act 1991 (Misrepresentations Act 1967)**

(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.

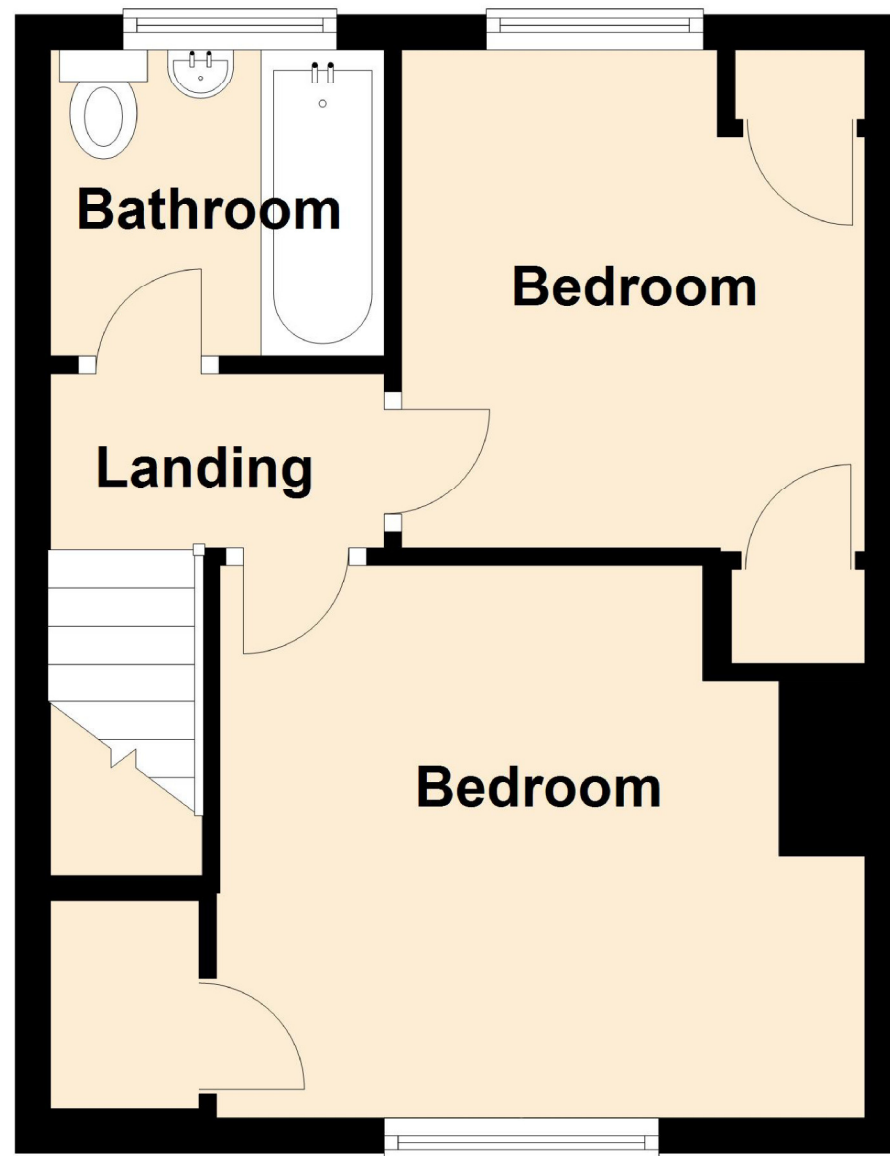
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<b>Services:</b>	All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
<b>Fixtures &amp; Fittings:</b>	Only those items specified in these details are included in the sale of the 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 C</b>



## Ground Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



## First Floor

Approx. 28.2 sq. metres (303.8 sq. feet)

Total area: approx. 56.4 sq. metres (606.8 sq. feet)