



ESTATE AGENTS

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26 Abbots Road
Pershore,
Worcestershire
WR10 1LL

For Sale

Price £275,000



**A WELL PRESENTED AND EXTENDED END-TERRACED
TWO BEDROOM HOUSE IN GOOD DECORATIVE ORDER
WITH IMPROVED FACILITIES OFF ROAD PARKING WITH-
IN WALKING DISTANCE OF THE TOWN**

Extended Entrance, Hallway, Study, Cloakroom/Shower, Large Dining Room (Dual Aspect), Modern Fitted Kitchen, Two Double Bedrooms, Updated Bathroom, Good Sized Rear Garden & Frontage. Gas Central Heating, Double Glazing.

EPC: C (77) COUNCIL BAND: C

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

26 Abbotts Road, Pershore WR10 1LL

Situation

Abbotts Road is on the Abbey estate being a popular residential area within walking distance of the Abbey Park and Pershore High Street facilities. Number 26 is a semi-detached property with open views to the front over the green, with Bredon Hill in the distance. This property has no ongoing chain and is well presented, ready to move into. There is good sized enclosed rear garden and parking for a vehicle to the front. This property has been rented out in the past and therefore there are certificates for the electrics and gas safety with service record.

Early viewing of this property is recommended to avoid disappointment.

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

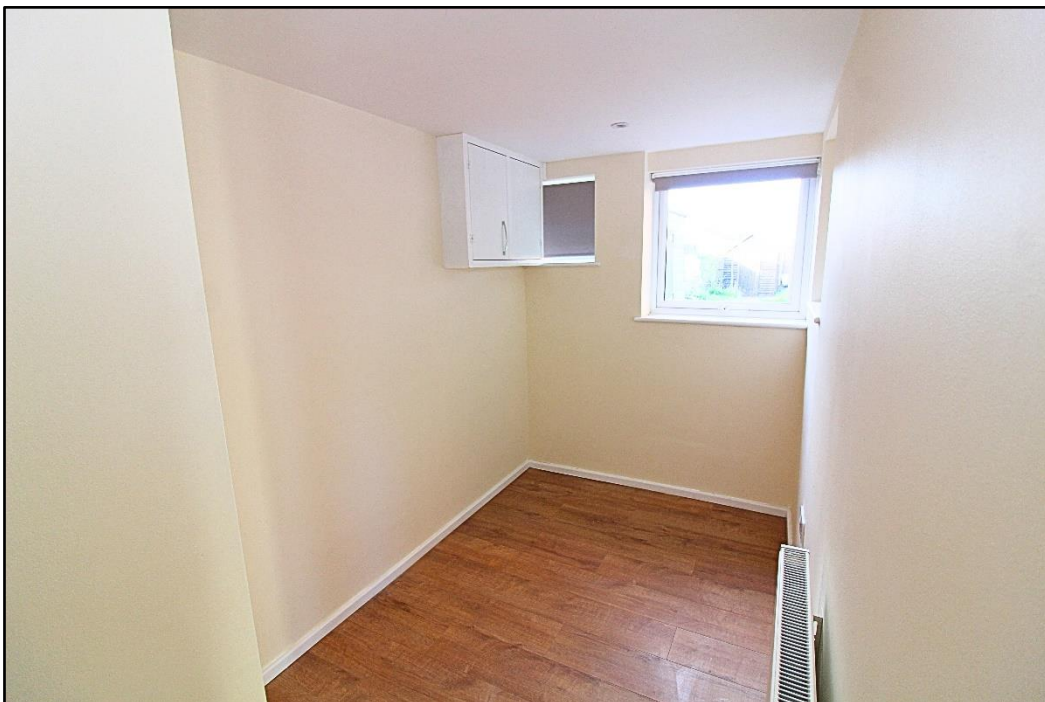
Outside sensor light.

Entrance Porch with UPVC front door having colour glazed panels with glazed side panels into



Reception Hallway with panelled radiator, inset ceiling lights and doors off to

Study measuring overall approximately 13'6" x 5'6" (4.14m x 1.70m) max. with panelled radiator, multi socket power points, rear elevation double glazed windows with roller blinds and enclosed meter box with consumer unit. Laminated floor covering, useful shelving and double fronted cloaks cupboard.



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Cloak Room comprising low flush WC, pedestal hand wash basin with aqua panel splash back and wall cabinet. Shaver point, sliding door to 'walk-in' shower cubicle with plumbed in shower having shower head on wall bracket and manual temperature control. Panelled radiator, laminated floor covering, towel rail.



Off the hall, there is half panelled glazed door to inner stairwell, with panelled radiator, coat hooks on rail and pendant. Stairway leading to first floor and door into

Lounge / Dining Room measuring overall approximately 9'10" x 16'6" (2.77m x 5.05m) with dual aspect windows, multi socket power points and BT point. TV aerial connection, panelled radiators, curtain poles and ceiling light point. Laminated floor covering, sealed chimney breast. Through to



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Kitchen / Breakfast Room measuring approximately 12'4" x 10'8" (3.77m x 3.29m) with laminated floor covering, work top surfaces, drawers and base level storage cupboards. 4-ring gas ring hob top with oven and grill under, single drainer stainless steel sink unit with mixer tap. Wall mounted storage cupboards and stainless steel extractor hood with filters and 3-speed. Ceramic tiled surrounds. Ample power points. Wall-mounted Worcester gas central heating boiler. Half panelled rear access door with glazed side panel into garden. Ceiling lights and plumbing for automatic washing machine. Space for base level fridge, panelled radiator and useful under stair storage cupboard with power point.



Stairway with banister rail leads up to first floor.

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

Bedroom One

measuring overall approximately 16' 6" x 8' 8" (5.05m x 2.68m) with dual aspect windows, curtain poles, built-in wardrobe cupboards with shelving. Linen cupboard. Further built-in wardrobe cupboard with shelf and rail. Pendant lights and fitted carpet.

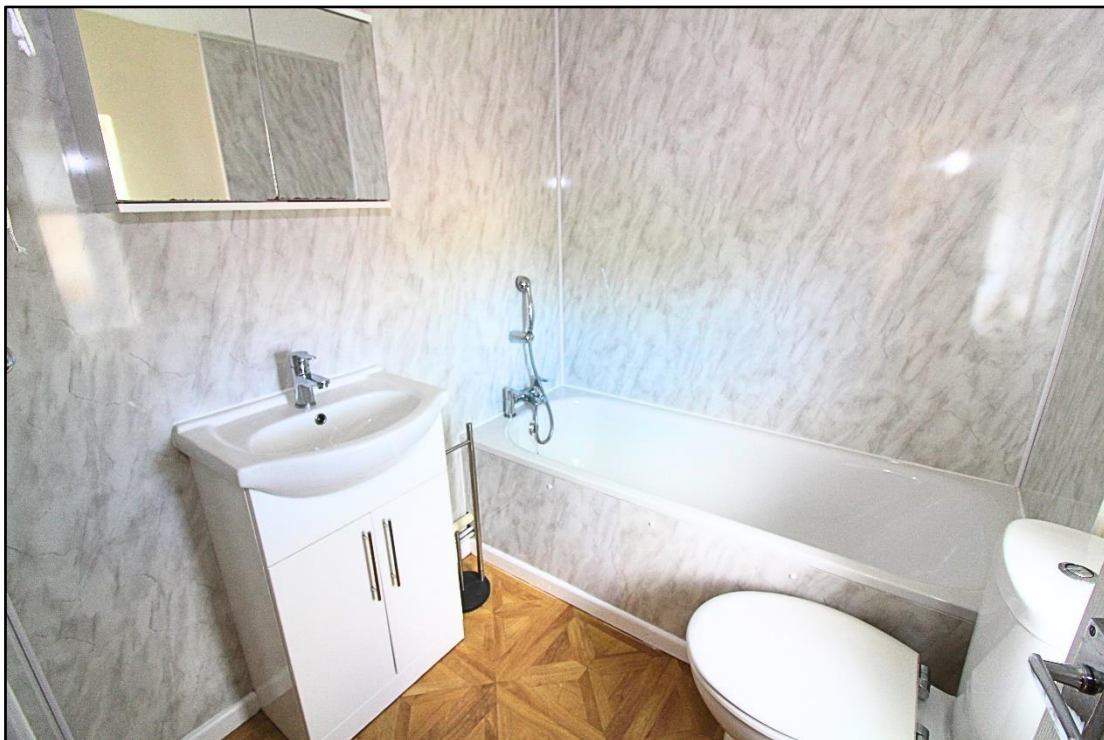


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Bedroom Two measuring approximately 9' 4" x 10' 6" (2.86m x 3.23m) with free standing wardrobe cupboard, panelled radiator. Built-in wardrobe cupboard with shelving. Front elevation double glazed window with curtain pole. Carpeted, radiator and multi socket power points, views to Bredon Hill.



Bathroom with panelled bath, mixer tap and shower attachment. Aqua panel surrounds. Low flush WC and hand wash basin with storage cupboard under, mixer tap and mirror fronted cabinet over. Towel rail, pull cord light switch and extractor fan. Ceiling light, opaque glazed window with roller blind and panelled radiator.



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Outside the Property

The rear garden is a good size with paved walkway and patio, two x timber garden stores (10' x 6' (3.04m x 1.82m)), predominantly lawned with borders, cloths line, metal archway for climbing plants, BBQ area and outside sensor light.



To the front of the property with picket gate and box hedge, hard standing for one vehicle. Stone pathway to the front door. Early spring bulbs and magnolia tree. A useful bin store area to the side of the property, where there is the gas meter point.

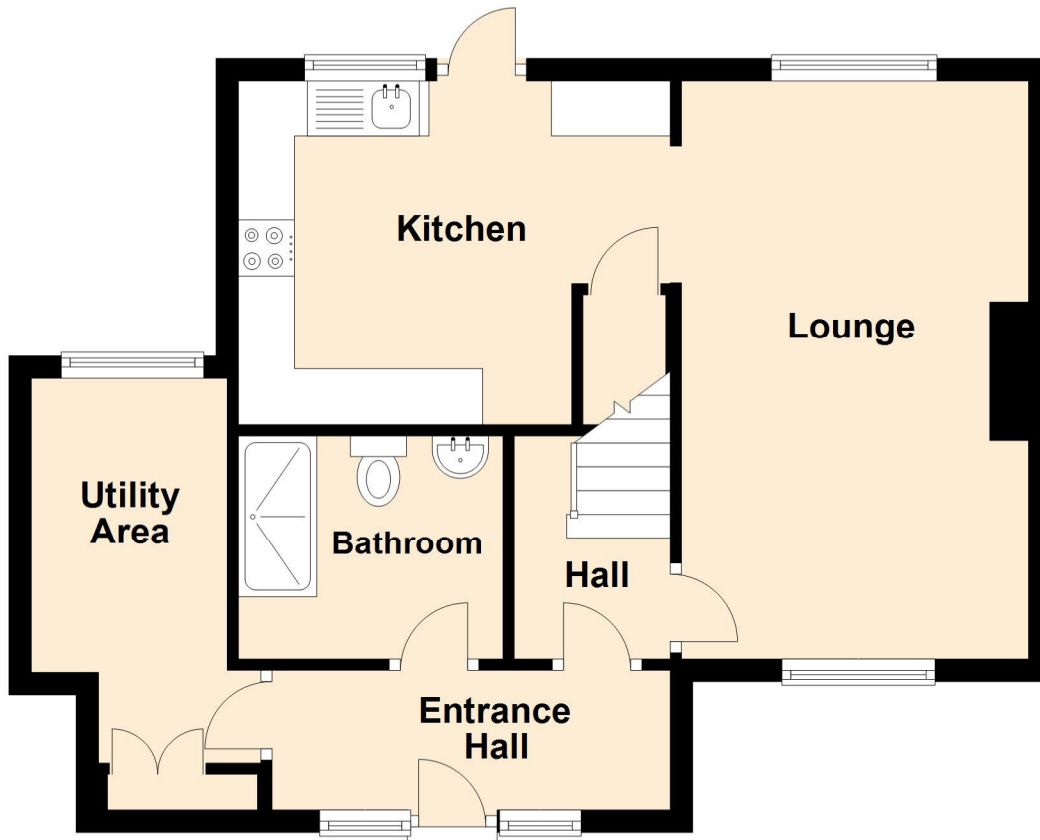
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

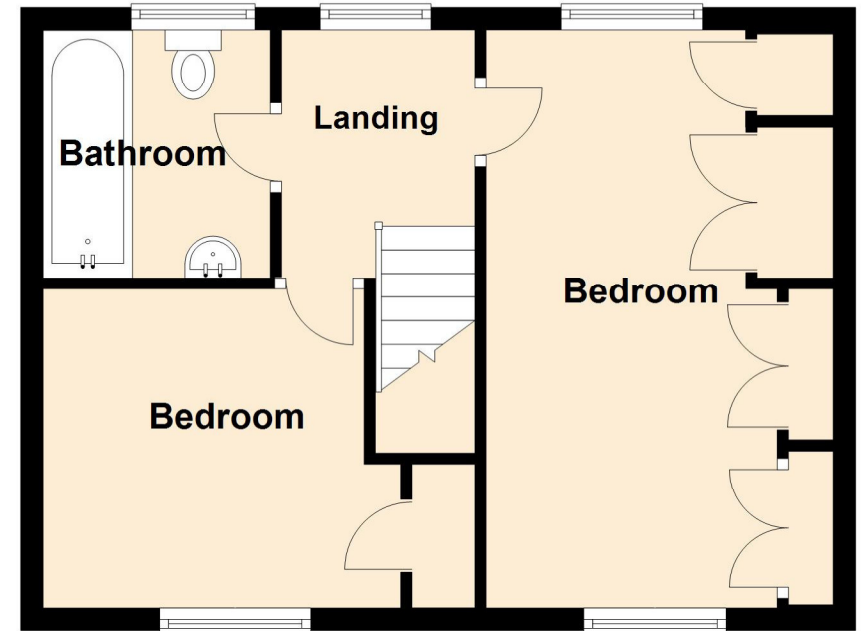
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band C



Ground Floor

Approx. 48.1 sq. metres (517.3 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)

Total area: approx. 84.5 sq. metres (910.0 sq. feet)