



ESTATE AGENTS

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36 Abbey Road
Pershore,
Worcestershire,
WR10 1JP

For Sale

Price £449,950



**A DETACHED THREE BEDROOM BUNGALOW OVERLOOKING
THE ABBEY PARK WITH TWO RECEPTION ROOMS,
ATTRACTIVE GARDENS, DRIVEWAY & GARAGE.
CONVENIENT FOR THE TOWN CENTRE.**

NO ONGOING CHAIN

COUNCIL BAND:D

EPC:D (60)

Residential Sales Particulars

36, Abbey Road, Pershore, South Worcestershire WR10 1JP

Situation

Number 36 is well situated with views to the Abbey and within walking distance of the Town's facilities. There is driveway providing off-road parking and a single garage, there is lawned frontage, with views of the Abbey Park and a good-sized garden with greenhouse, sun terrace and yard. To the rear of the property, there is an attached sunroom overlooking the garden and the property has gas fire central heating and double glazing. These bungalows do not appear on the market very often and have an enviable position. Number 36, with its prominent position, presents a fantastic opportunity for someone to put their own stamp on it creating a wonderful dwelling.

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.

36, Abbey Road, Pershore, South Worcestershire WR10 1JP

Property Comprises

Recessed Entrance Porch with quarry tiled step and pathway off the drive to

Entrance with UPVC front door, opaque glazed panels, post box and 'Oakmead' plate into

Hallway with BT Open Reach mains socket, multi socket power points, wall mounted thermostatic control for central heating, cloaks cupboard with hooks on rail, meter point and consumer unit. Enclosed double panelled radiator. Airing cupboard housing Worcester gas central heating boiler, ample slatted shelving and base level storage.

Doors off hall to

Front Lounge measuring approximately 14'9" x 13'4" (4.54m x 4.08m) with bay window having views over Abbey Park, double panelled radiator, ample power points, central ceiling light. Coved ceiling, wall light points. Exposed stone fireplace with coal effect gas fire inserted over stone hearth with timber mantle shelf over. Low level TV shelving, aerial point, side elevation window. Sliding door from hall to



36, Abbey Road, Pershore, South Worcestershire WR10 1JP

Dining Room/Bedroom Two measuring approximately 13'5" x 11' (4.11m x 3.35m) with chimney breast and fireplace with stone hearth. Ample power points, central ceiling light and rear elevation fully glazed double doors leading to rear yard.



Opaque double glazed door into

Fitted Kitchen / Breakfast Room measuring overall approximately 15'9" x 8'6" (4.84m x 2.62m) maximum with dual aspect windows, vertical blinds and double panelled radiator. Fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. One and a half bowl stainless steel sink unit with mixer tap. Plumbing for automatic washing machine and ample multi socket power points. Ceiling lights, wall mounted storage cupboards and fitted gas cooker. Plumbed in dishwasher, patterned ceramic tiled surrounds, extractor fan and ceramic floor covering.



36, Abbey Road, Pershore, South Worcestershire WR10 1JP

Opaque glazed door to

Garden Room measuring approximately 9' x 9'3" (2.74m x 2.83m) with Baxi Brazilia direct flu gas wall heater. TV aerial point and multi socket power points. Double glazed windows to all aspects with vertical blinds, wall light points and garden views.



Bedroom One measuring approximately 13'9" x 10'9" (4.23m x 3.32m) with front elevation window having vertical blinds and overlooking Abbey Park, low level radiator, multi socket power points and pull cord light switch. Pendant light



36, Abbey Road, Pershore, South Worcestershire WR10 1JP

Bedroom Three measuring approximately 11' x 8'5" (3.35m x 2.59m) with rear elevation window, low level radiator, pendant light, multi socket power points, with sliding door and pull cord light switch.



Off the inner hall there is access hatch to roof void and

Bathroom comprising pedestal hand wash basin, low flush WC and panelled bath. Folding shower screen and Mira plumbed in shower with shower head on wall bracket. Ceramic tiled surrounds, upright towel radiator / radiator, shaver point and wall mirror, corner shelf, chrome towel rail and opaque glazed window with venetian blind. Air vent and ceramic floor covering.



36, Abbey Road, Pershore, South Worcestershire WR10 1JP

Outside the Property

Detached Garage measuring approximately 18'1" x 11'2" (5.51m x 3.41m) with up and over door. There is power connected, rear elevation internal window and side courtesy door.

Garden

From the garden room there is side yard with gated access off the drive, crazy paving, external mains tap and gas meter point. Retaining wall and paved walkway leads around the garden room to rear sun terrace/patio, being a sitting area, with external power points and outside light.



Steps lead up to a good-sized rear garden, predominately laid to lawn with evergreen shrubs and stocked borders, flowering japonica. There is aluminium greenhouse, water butts and clothesline. The garden has a sunny aspect open to sun all day and is enclosed by close boarded fencing, with a pedestrian side gate to the north side.



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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 D



Total area: approx. 105.2 sq. metres (1132.2 sq. feet)