



ESTATE AGENTS

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3 Abbots Grange,
Pershore,
Worcestershire
WR10 1HD

For Sale

Price £470,000



A GREATLY EXTENDED DETACHED FAMILY HOME WELL SITUATED FOR SCHOOLING AND LOCAL AMENITIES, HAVING FOUR BEDROOMS TWO EN-SUITE, TWO MAIN RECEPTION ROOMS AND FITTED KITCHEN/BREAKFAST ROOM AND OFF-ROAD PARKING.

Entrance Hallway, Cloakroom, Study/Office, Utility Room, Good Sized Lounge, Separate Dining Room, Kitchen Breakfast Room, Four Bedrooms, Dressing Room, Two En-Suite, Family Bathroom, Rear Garden.

EPC: (COUNCIL BAND: E

Residential Sales Particulars

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Situation

Number 3 Abbots Grange, is set off Three Springs Road and gives access to the town's facilities and within walking distance for schooling. The filling stations on Three Springs Road also provide a shopping facility. Number 3 has been the subject of much improvement by the present Vendor, extending the property to provide four double bedrooms with two En-suite and a dressing room, together with family bathroom. On the ground floor there is extended hallway, with study/office, a utility room, separate dining room, large lounge and fitted kitchen/breakfast room to the rear. A good family home in a convenient position, off-road parking to the front, gas central heating, double glazing. No ongoing chain.

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 northeast, 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

Canopied entrance with lantern light into

Reception Hallway with ceramic floor covering, pendant lights and panelled radiator. Multi socket power points, coved ceiling and useful under stair storage cupboard. Wall mounted thermostatic control for central heating. Doors off to



Cloak Room comprising low flush WC, wall mounted hand wash basin with tiled splashback and panelled radiator. Coat hooks on rail and front elevation opaque double-glazed window. Ceiling light point and ceramic floor covering.

Study/Office measuring approximately 7'9" x 8'8" (2.40m x 2.68m) with front elevation double glazed windows, roller blind, panelled radiator, ceramic floor covering. Multi socket power points. Useful storage cupboard and ceiling light point.



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Door into

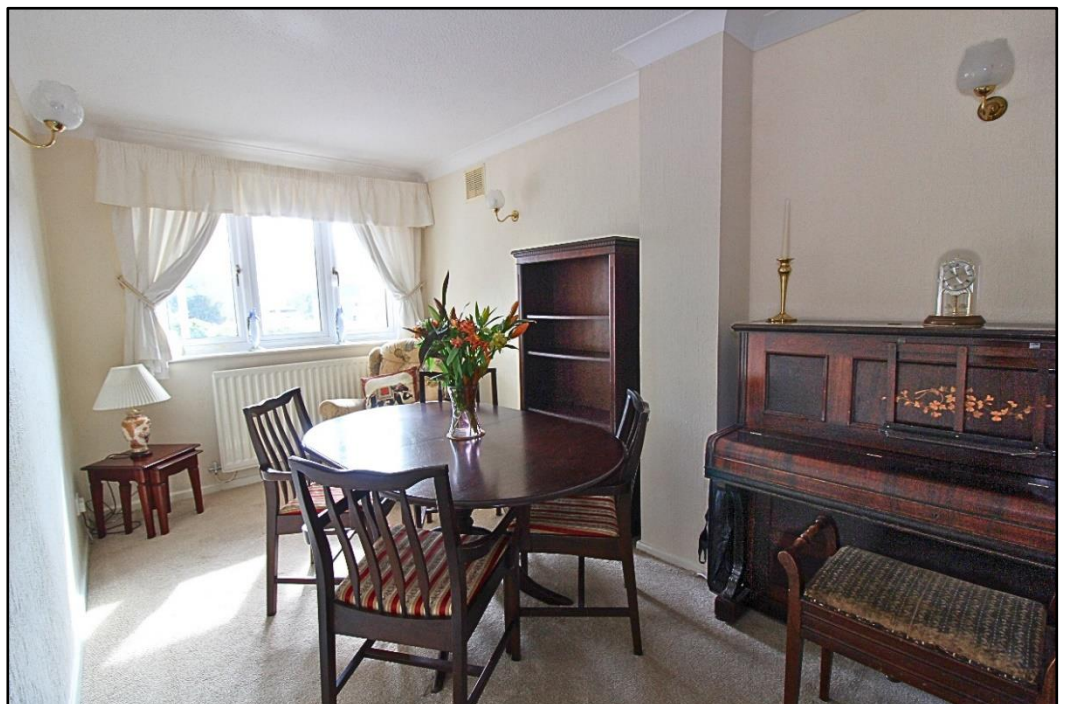
Utility Room measuring approximately 9'3" x 6'9" (2.83m x 2.10m) with wall mounted storage cupboards and useful shelving, coat hooks on rails. Plumbing for automatic machine, space for tumble dryer over, air vent, wall light point and ceiling light. Ceramic tiled floor covering, Glow Worm central heating boiler. Off the hall

Lounge measuring overall approximately 12'3" x 19'4" (3.74m x 5.91m) with feature exposed brick fireplace with log effect stove inserted and timber mantle shelf over with brick hearth. Multi socket power points and air vent. TV aerial socket. Wall light points, panelled radiators and coved ceiling. Rear elevation fully glazed double doors with side panels opening into garden.



Dining Room

measuring overall approximately 7'8" x 14'7" (2.37m x 4.48m) with front elevation double glazed windows, panelled radiator, wall light points, coved ceiling. Air vent and multi socket power points.



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Kitchen / Breakfast Room measuring overall approximately 16'7" x 11'7" (5.09m x 3.56m) with range of fitted kitchen units having timber work top surfaces, drawers and storage cupboards under. Plumbing for dishwasher, single drainer one and a half bowl porcelain sink unit with mixer tap and ceramic tiled surrounds. Multi socket power points, wall mounted storage cupboards, display cabinets and inset ceiling lights. Panelled radiator, space for large fridge / freezer. Ceramic floor covering. Fitted coordinated timber settle, with breakfast table and benches, electric cooker point and AEG extractor hood over. Rear elevation double glazed windows and half panelled glazed rear access door.



From the reception hall stairway leads up to first floor with banister rail and balustrading

Landing with pendant light, airing cupboard housing factory lagged hot water tank with immersion heater and ample slatted shelving.

Bedroom One

measuring approximately 12'3" x 14'9" (3.74m x 4.54m). With double glazed windows, panelled radiator, pendant light and power points.



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En Suite Shower Room with ceramic floor covering, pedestal hand wash basin with glazed shelf over and wall mounted mirror. Shaver point, extractor fan and ceiling light, Sliding glazed door to walk-in shower cubicle with Trident T 70 electric shower having shower head on wall bracket. Ceramic tiled surrounds.

Bedroom Two measuring overall approximately 12'2" x 11'7" (3.71m x 3.56m) minimum. With double glazed windows, panelled radiator, pendant lights and power points.

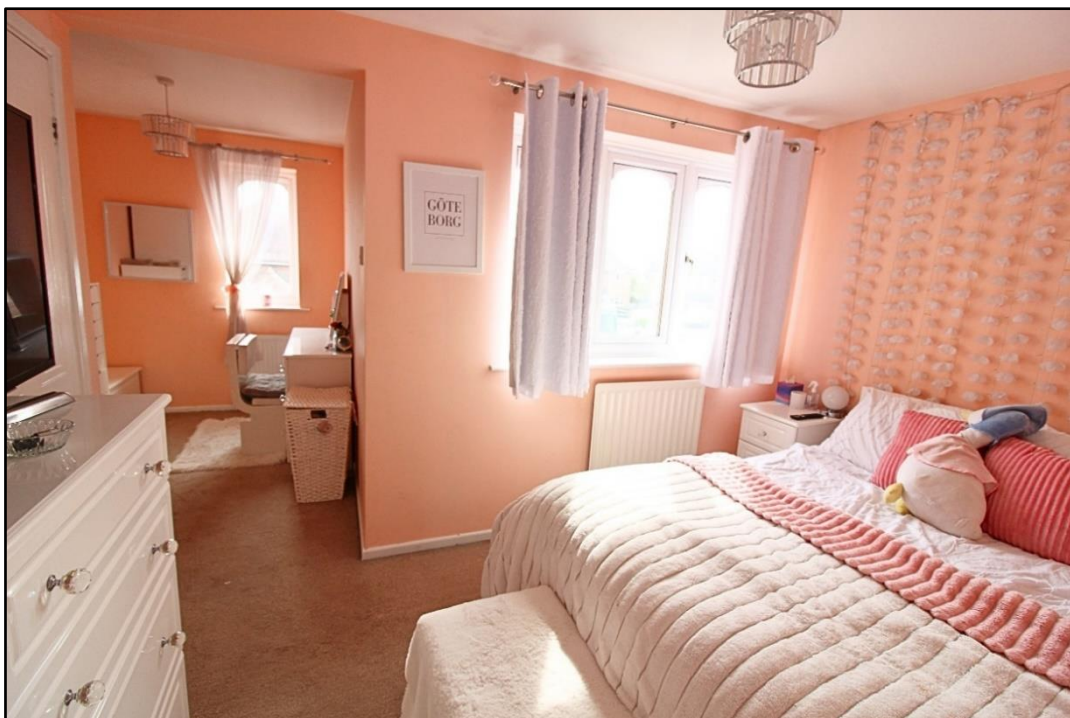


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En Suite Shower Room with pedestal hand wash basin, low flush WC and extractor fan. Ceramic tiled surrounds. Oval sliding door to shower cubicle with plumbed in shower having shower head on wall bracket. Inset ceiling lights, mirror fronted cabinet and ceramic floor covering.



Bedroom Three measuring approximately 11'6" x 8'2" (3.53m x 2.49m) with front elevation double glazed windows, panelled radiator and pendant light. Power points and built-in wardrobe cupboards .



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Through to

Dressing Room Area measuring approximately 8'3" x 6'5" (2.52m x 1.98m) with front elevation double glazed window, panelled radiator, light and power points.

Bedroom Four measuring overall approximately 16'9" x 9'2" (5.15m x 2.80m) with light and power points, front elevation double glazed windows, panelled radiator and built-in wardrobe cupboard.



Family Bathroom

comprising vanity hand wash basin with mixer tap, drawers and storage cupboards under. Concealed unit low flush WC. Wall mirror and ceramic tiled surrounds. Upright towel rail / radiator, opaque double-glazed window and extractor fan. Glazed sliding screen door to walk-in shower. Manual controls and shower head on wall bracket. Inset ceiling light, further upright chrome towel rail / radiator.



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Outside the Property

Rear Garden

There is access from the kitchen and the lounge with rear canopy and lantern light. Useful timber garden store on razed decking. Brick paved surround and wall boundary. Timber log store and summer house with sitting area and measuring approximately 5'6" x 11'5" (1.70m x 3.50m). Having panelled glazed double doors and front windows. Stocked borders with hydrangea, honey suckle and clematis. The rear garden is enclosed. There is a pedestrian access, gated at front.

There is brick paved off-road parking to the front of the property.



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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 E