



ESTATE AGENTS

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3 Beechcombe Close
Pershore
Worcestershire
WR10 1PW

For Sale

Price £320,000



**A CONVENIENTLY SITUATED DETACHED FOUR
BEDROOM FAMILY HOME, IN NEED OF
MODERNISATION. CLOSE TO AMENITIES HAVING
OFF-ROAD PARKING, GARAGE AND REAR GARDEN.
DISTANT VIEWS TO BREDON HILL AND THE
COTSWOLDS**

Entrance, Hallway, Cloakroom, Ground Floor Bedroom With En-Suite,
Lounge (Views), Kitchen, Dining Room/Bedroom, Family Bathroom,
Gas Central Heating.

EPC: ()

COUNCIL BAND: D

Residential Sales Particulars

3, Beechcombe Close Pershore WR10 1PW

Situation

Number 3 Beechcombe Close, is set within this popular residential area being convenient for both Pershore Town and for schooling facilities. The property is in need of updating as the house is in its original design, with ground floor master bedroom having dressing area and en-suite together with a cloakroom, there is driveway providing off-road parking and a carport through into a garage, with useful storeroom. The primary accommodation is on the first floor with good sized lounge offering panoramic views to the surrounding Hillsides, there is kitchen with rear access door and there are further bedrooms and a dining room on this floor, together with the family bathroom. The rear garden has been the pride and joy and is well stocked and has patio terrace and landscaped areas to provide a colourful seasonal back drop. To the front of the property a metal handrail has been put in place along the steps up to the front door and adjacent to the driveway. There is further terraced frontage.

The 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

Entrance with opaque panelled glazed door with security lock into

Hallway with Open Reach BT socket, opaque glazed window, panelled radiator and pendant light. Wall mounted thermostatic control.

Cloak Room with low flush WC, wall mounted hand wash basin, pendant light and opaque glazed window. Pull cord light switch and coat hooks on rail.

Bedroom One measuring approximately 17'9" x 8'8" (5.45m x 2.68m) with front elevation window, pendant light, double panelled radiator and power points. TV aerial point.



Dressing Area measuring approximately 7'5" x 6'2" (2.28m x 1.88m) with built-in wardrobe cupboards having 2'4" (0.73m) in depth, pendant light.

Opaque glazed door into

En Suite Shower Room comprising cubicle shower with folding glazed door and plumbed-in shower with shower head on wall bracket, ceramic tiled surrounds. Low flush WC, vanity hand wash basin with patterned ceramic tiled surrounds and storage cupboard under. Shaver point, inset ceiling light and extractor fan.

Stairway leads up to first floor hallway with doors off to

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Front Lounge measuring overall approximately 13'4" x 17'7" (4.08m x 5.39m) maximum (with borrowed light glazed panel to stairwell), wall light points, pendant lights and front elevation double glazed sliding door with side panel giving panoramic views to the surrounding countryside. Ornamental fireplace with surround, built-in shelving. Panelled radiator, power points and TV aerial point.



Fitted Kitchen Measuring approximately 13'6" x 8'2" (4.14m x 2.49m) with range of kitchen units comprising work top surfaces, drawers and storage cupboards under. Ideal Mexico gas central heating boiler. Electric cooker point, free standing gas cooker and ceramic tiled surrounds. Plumbing for automatic machine, single drainer stainless steel sink unit. Panelled radiator, breakfast bar and wall mounted storage cupboards. Ceiling light, rear window with venetian blind. Opaque glazed rear access door into garden.



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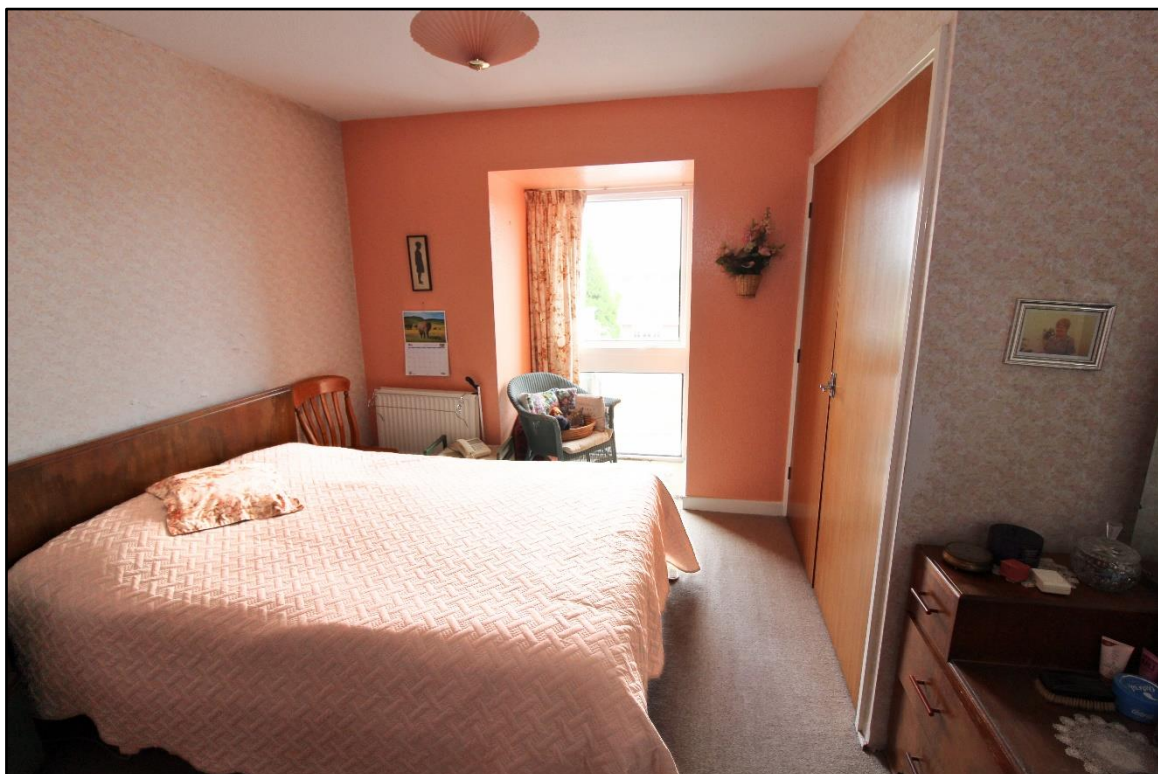
Dining Room / Bedroom

measuring approximately 10' x 9'6"(3.04m x 2.92m) with rear elevation window, panelled radiator and built-in wardrobe cupboard with shelving. Light and power points.



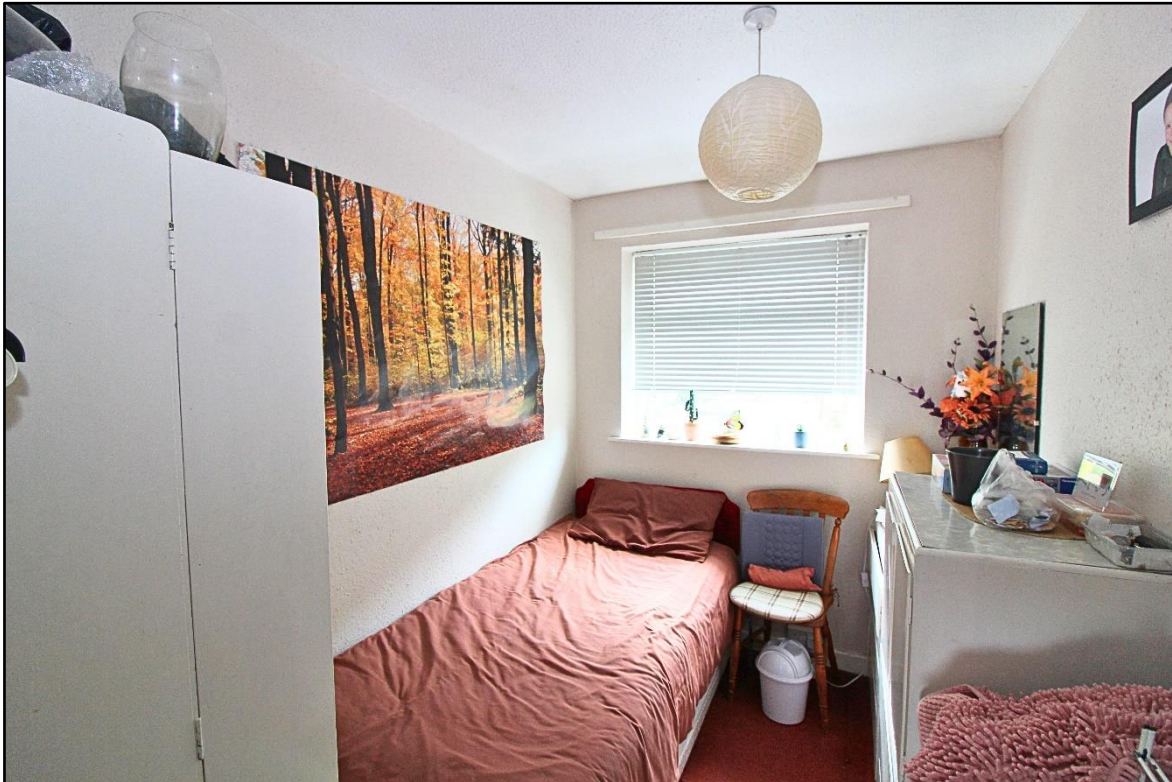
Bedroom Two

measuring approximately 11'7" x 11'1"(3.56m x 2.38m) minimum with built-in wardrobe cupboards, pendant light and double panelled radiator. Power points and front bay window (views). Space for dressing table, useful over the stair storage cupboard with shelving.

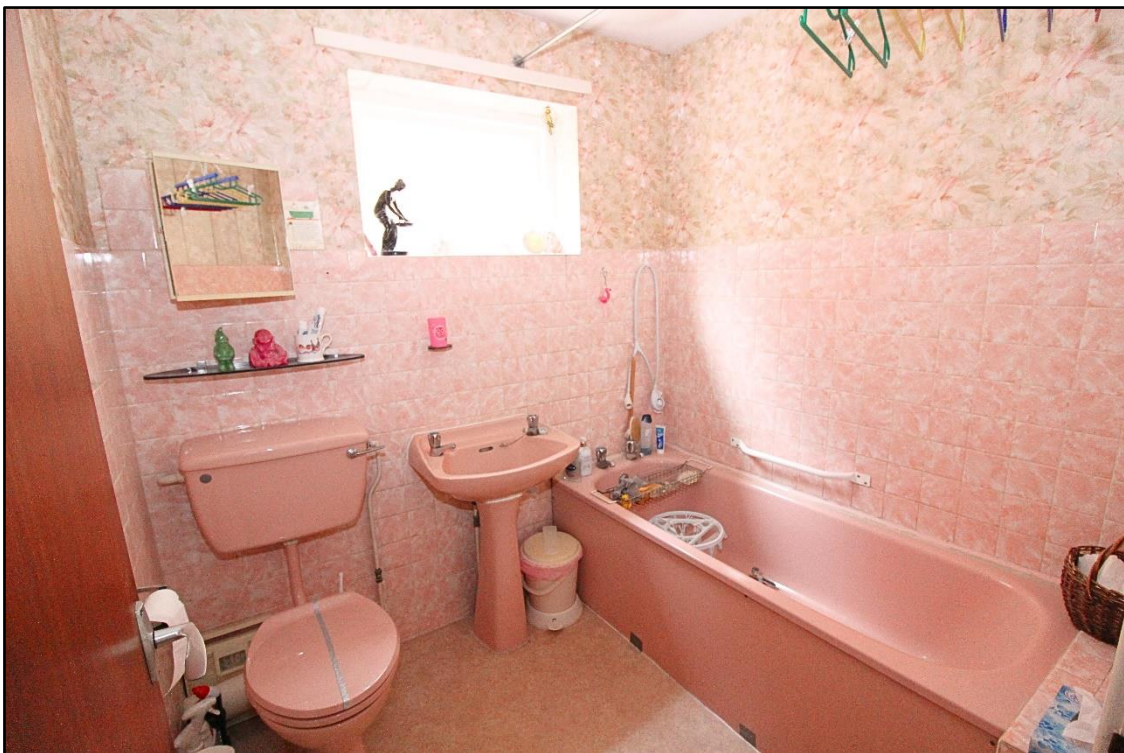


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Bedroom Four measuring approximately 10'5" x 6'7" (3.20m x 2.04m) with rear elevation window having venetian blind, panelled radiator, light and power points.



Family Bathroom comprising panelled bath, ceramic tiled surrounds and pedestal hand wash basin. Low flush WC and opaque glazed window. Pendant light with pull cord light switch, panelled radiator and towel rail. Shaver point, mirror fronted cabinet and glazed shelf.



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Outside The Property

To the rear of number 3 there is terraced garden, with retaining walls and stocked borders, sitting areas and patio with good sun light. Steps with gated access lead down the side of the property to the car port.



Integral Garage with up and over door and measuring approximately 17'9" x 8'6" (5.45m x 2.62m) . Light and Power connected. There is useful storage room with further power connected.

Car Port measuring approximately 8'5" x 12'2" (2.59m x 3.71m) . There is brick paved driveway to the car port providing off-road parking, there are steps with metal handrail leading to the front door and terraced frontage with and lantern light.

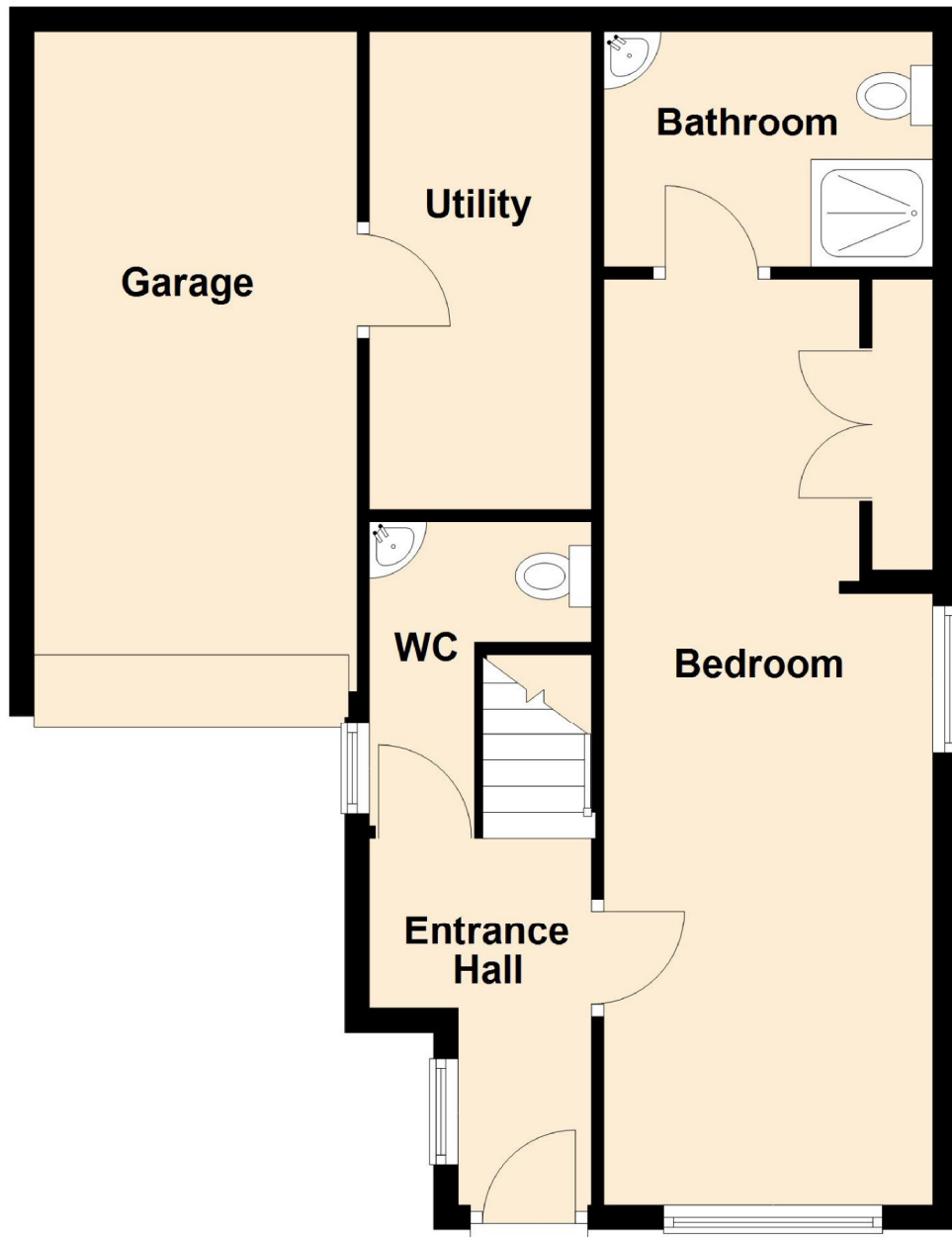
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

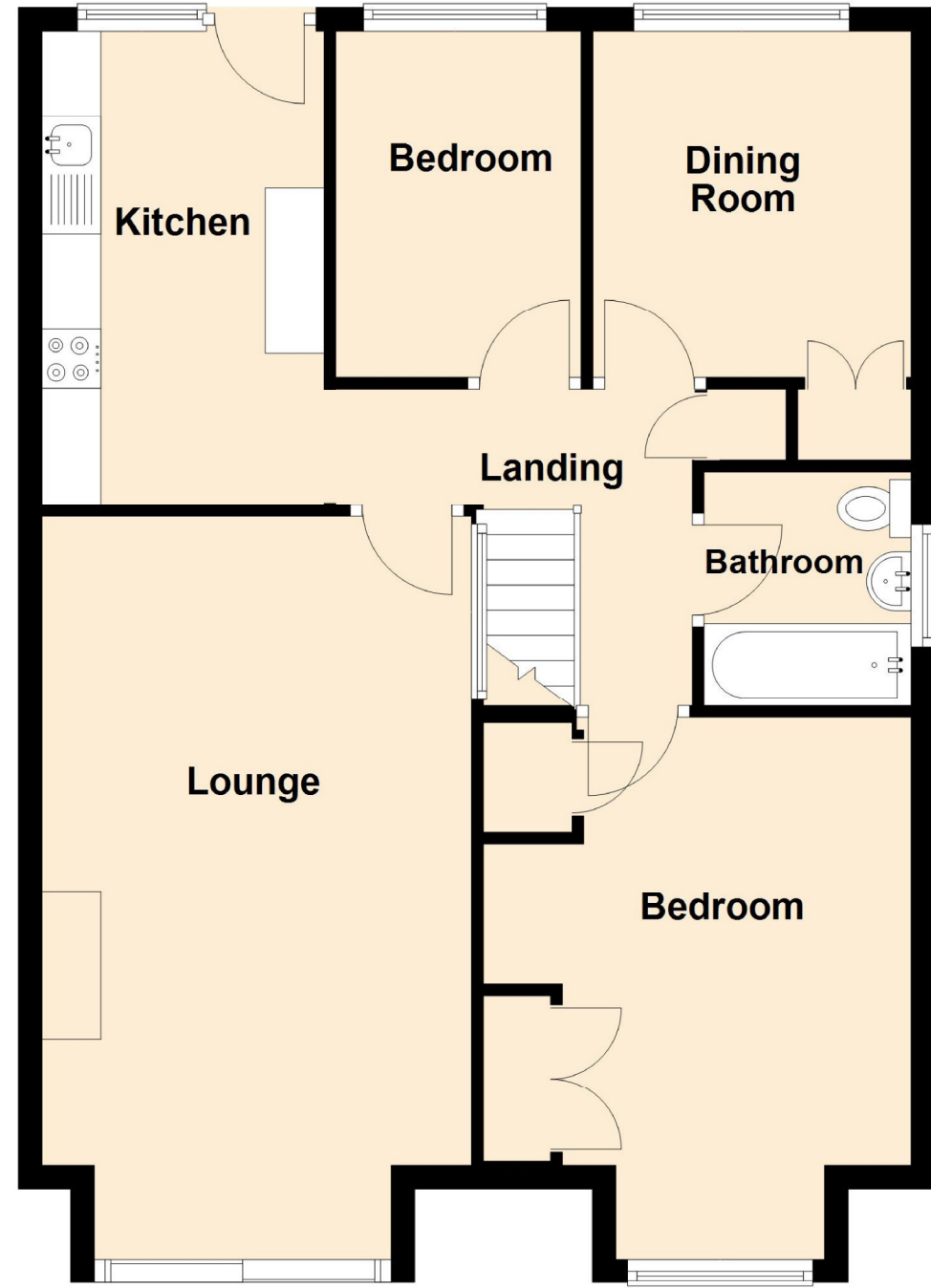
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band D



Ground Floor

Approx. 58.2 sq. metres (627.0 sq. feet)



First Floor

Approx. 74.4 sq. metres (801.2 sq. feet)

Total area: approx. 132.7 sq. metres (1428.1 sq. feet)