



**ESTATE AGENTS**

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**Gresham,  
Upper Street,  
Defford,  
South Worcestershire,  
WR8 9BG**

**For Sale**

**Price £495,000**



**AN EXTENDED DETACHED THREE BEDROOM BUNGALOW  
HAVING MASTER BEDROOM WITH E-SUITE, EXTENDED  
KITCHEN/BREAKFAST ROOM AND GOOD SIZED LOUNGE  
WITH CONSERVATORY TO THE REAR. DRIVEWAY,  
GARAGE AND REAR GARDEN.**

**Entrance Lobby, Reception Hall, Large Lounge, Fitted Kitchen/  
Breakfast Room, Conservatory, Three Bedrooms One En-Suite,  
Front & Rear Gardens.**

**EPC: COUNCIL TAX BAND: E**

*Residential Sales Particulars*

**Gresham, Upper Street, Defford, South Worcestershire WR8 9BG**

**Situation**

Gresham is approached over its own driveway off Upper Street, providing off road parking and a single garage. The property has been well maintained and has electric heating throughout with air ducted vents and radiators. There is a glass conservatory overlooking the garden to the rear with brick paved rear terrace and steps down to the lawn. The property has double glazing and good-sized rooms, feature open fireplace in the lounge. There is no ongoing chain with the purchase of this property.

Defford is approximately 2 miles from Pershore and gives easy access to all main centres, there is a Norman Church and a first School within the village. A modern village hall for an active community.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, London and the Thames Valley. So significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately eleven miles distant at Worcester junction 7 of the M5, 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, the Everyman Theatre and major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

**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 Lobby**

measuring approximately 5'9" x 11'8" (1.79m x 3.59m), UPVC with double glazed windows and UPVC door, ceramic tiled floor covering, ceiling light and multi socket power points. To Entrance having opaque glazed front door and side panels into



**Reception Hallway** measuring approximately 13'8" x 10'8" (4.20m x 3.29m) maximum. Double panelled radiators, engineered oak floor covering, wall light points and coved ceiling. Door chime, useful cloaks storage cupboard with shelf, rail and storage over.



**Airing Cupboard** housing factory lagged hot water tank and shelving

Doors off to



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**Lounge / Dining Room** measuring overall approximately 22' x 13' (6.70m x 3.96m) with front elevation window with vertical blinds, double panelled radiators, covered ceiling and wall light points. Feature stone fireplace with open fire. Picture lights and power points, wall mounted thermostatic control for central heating with ceiling vents. Rear elevation window (looking into conservatory).



**Kitchen / Breakfast Room** measuring overall approximately 21'10" x 10'9" (6.43m x 3.32m) with range of fitted kitchen units having granite work top surfaces, drawers and storage cupboards under. Ceramic hob, pull-out extractor hood over. Patterned ceramic tiled surrounds and ample power points, cooker point and wall mounted storage cupboards. Fitted fridge / freezer, fitted oven and separate grill, enclosed electric heating boiler. TV aerial socket, wall mounted temperature control with separate thermostats. One and a half bowl stainless steel sink unit with mixer tap, plumbing for automatic washing machine, ceiling light and wall light points. Rear elevation double glazed window, extractor fan and fitted dresser with display cabinets, shelving and base level storage. Panelled glazed door with side panels leads into





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**Breakfast Area**

**Conservatory** measuring approximately 10'9" x 10'7" (3.32m x 3.26m) with wall mounted electric heater, glazed roof panels. Access door into lounge and sliding door into garden.



Off reception hall



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**Bedroom One** measuring approximately 12'5" x 15'2" (3.81m x 4.63m) minimum with rear elevation window with vertical blinds, central heating vents and multi socket power points. TV aerial socket and panelled radiator. Wall light points.



**En Suite Bathroom** comprising low flush WC, vanity unit hand wash basin with base level storage cupboards, drawers and storage cupboards to either side. Wall mounted mirror with down lights, ceramic tiled surrounds and glazed screen shower cubicle with plumbed in electric shower, shower head on wall bracket. Opaque double-glazed window with roller blind, extractor fan, panelled radiator, towel rail and electric towel rail. Ceiling light.





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**Bedroom Two** measuring approximately 15' x 10' (4.57m x 3.04m) with front elevation double glazed window, vertical blinds and panelled radiator and coved ceiling. Central ceiling light. Hand wash basin with tiled splashback, wall mirror and cupboard under. Electric radiator and pull cord light switch.



**Bedroom Three** measuring approximately 12'5" x 7'6" (3.81m x 2.31m) with double panelled radiator, side elevation double glazed window with vertical blinds. BT extension point, ceiling light and multi socket power points.





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**Bathroom** comprising shaped bath. Fitted bathroom units with central handwash basin worktop and storage cupboard under, patterned ceramic tiled surrounds. Mirror fronted wall mounted cabinets, wall mirror and inset ceiling lights. Extractor fan and side elevation opaque glazed window with vertical blinds. Upright electric radiator / towel rail.



**Outside the Property**

From the conservatory glazed sliding door leads out to rear paved terrace with retaining wall and steps leading down to the lawn (air conditioning unit).

Rear garden is deceptive in size with mature shrubs and trees, there is central lawn with borders and pathway leading around the garden. There is timber summer house in need of TLC and timber garden sheds, a colourful flowering Japonica.

There is pedestrian access to either side of the bungalow





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**Garage**

With electric roller door connected to light and power, mains cold water tap, loft storage and consumer unit, meter point and side elevation window. Curtesy door. Measuring 9'3" x 20' (2.83m x 6.09m)

There is driveway off Upper Street, front border with stone retaining wall, turning space and off-road parking in front of the garage.

**Services:** Mains, electricity, water and drainage 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,  
Persnore  
WR10 1PT Telephone 01386 565000

**Council Tax:** Band E





Total area: approx. 166.2 sq. metres (1788.9 sq. feet)