



ESTATE AGENTS

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**3 Defford Road,
Pershore,
Worcestershire,
WR10 1HU**

For Sale

Price Offers Over £300,000



**A WELL POSITIONED THREE BEDROOM SEMI-DETACHED
PROPERTY WITH OFF-ROAD PARKING TO THE FRONT
AND GOOD SIZED REAR GARDEN, DETACHED GARAGE.
WITHIN WALKING DISTANCE OF THE TOWN CENTRE AND
OPEN VIEWS TO THE REAR.
NO ONGOING CHAIN.**

EPC: D (55) COUNCIL TAX BAND: B

Residential Sales Particulars

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Situation

This well located three-bedroom semi-detached freehold property offers much potential to extend and modernise subject to planning. There is no ongoing chain.

The property has gas central heating with a recently fitted Worcester Boiler, with radiators in most rooms, there is double glazing, three good sized bedrooms and two reception rooms downstairs. There is a fitted kitchen/breakfast room and a useful storeroom, ideal for utilities.

The property offers a good-sized plot with off-road parking to the front on a tarmac driveway, there is a detached Marley styled garage and a rear yard, with garden store and beyond, is a good sized garden approximately 50' x 30' (15.24m x 9.14m).

There are allotments beyond the rear garden up to the bund, which is a flood protection during winter months.

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

Canopy over entrance with outside weather lights and UPVC front door having opaque glazed panels into

Hallway with ceiling light, useful under stair storage cupboard, BT point and wall mounted consumer unit. Doors off to

Cloak Room with low flush WC, pedestal hand wash basin with tiled splashback. There is shelving and water meter, panelled radiator. Laminated floor covering, front elevation opaque glazed window, ceiling light point and pull cord light switch. Electric heater.



Front Reception/Living Room measuring approximately 13'5" x 9'4" (4.11m x 2.86m) with chimney breast and single alcove, panelled radiator, pendant light and front elevation UPVC double glazed bay window with window seat. Multi socket power points, TV aerial cable.



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Off the hall, half panelled glazed door leads into

Dining Room / Day Room measuring approximately 14' x 11'7" (4.26m x 3.56m) with fitted base level storage units to alcoves, with central chimney breast and coal-effect gas fire over hearth, with marble mantle shelf. Panelled radiator, multi socket power points and TV aerial cable. Pendant lights and rear elevation fully glazed double doors into garden. Enclosed doorway to first floor stairway.

Door into



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Kitchen / Breakfast Room measuring approximately 11'3" x 9' (3.44m x 2.74m) with laminated floor covering, range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Partial ceramic tiled surrounds, breakfast bar and panelled radiator. Wall mounted storage cupboards, multi socket power points. Towel rail and 4-ring ceramic hob with oven and grill under. Plumbing for automatic washing machine, single drainer stainless steel sink unit. UPVC double glazed window to side elevation, ceiling light. Further door leads into



Useful Storeroom/Utility measuring approximately 9'1" x 5'1" (2.77m x 1.55m) with rear access door, pendant light and multi socket power point. Fitted shelving, space for upright fridge/freezer and gas meter point.

Enclosed stairway with side elevation double glazed window, banister rail leads up to first floor

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Landing with side elevation double glazed window, panelled radiator, power point and access hatch to roof void. Pendant light and doors off to

Bedroom One measuring approximately 12'4" x 8'8" (3.77m x 2.68m) with built-in wardrobe cupboards, panelled radiator, light and power points. Front elevation double glazed window.



Bedroom Two measuring approximately 9'3" x 8'7" (2.83m x 2.65m) with light and power points, rear elevation double glazed window and built-in airing cupboard (plumbed in Worcester Boiler-Combi). Slatted shelving.

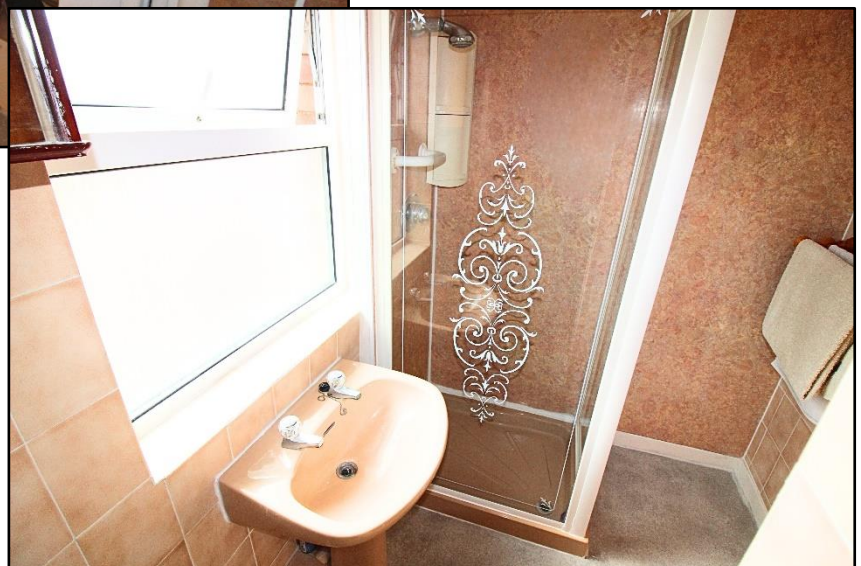


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Bedroom Three measuring approximately 8'9" x 9'5" (2.71m x 2.89m) with front elevation double glazed window, light and power points, panelled radiator.



Bathroom comprising pedestal hand wash basin, low flush WC and ceramic tiled surrounds. Built-in shower cubicle with plumbed in shower, manual control. Opaque double-glazed window, ceiling light and electric heater. Bathroom cabinet and pull cord light switch.



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Outside the Property

From the kitchen there is south facing rear yard, with hard standing and garden store. Beyond is a good sized garden with vegetable area and lawned section with further rose border.



Detached Garage measuring approximately 10'5" x 18' (3.20m x 5.8m) with single up and over door.

To the front of the property there is tarmac driveway, ample off-road parking and further lawned area.

All mains services are connected

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.

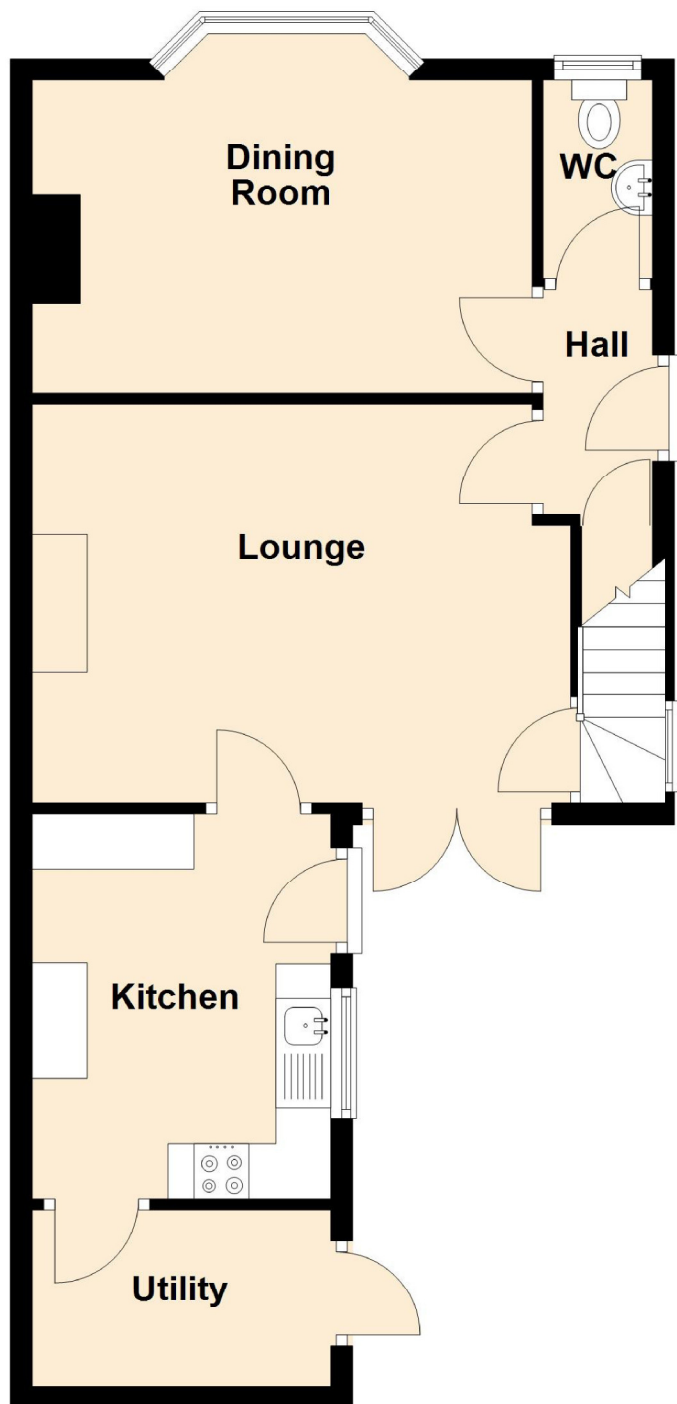
Tenure: The property is freehold

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

Council Tax: Band C

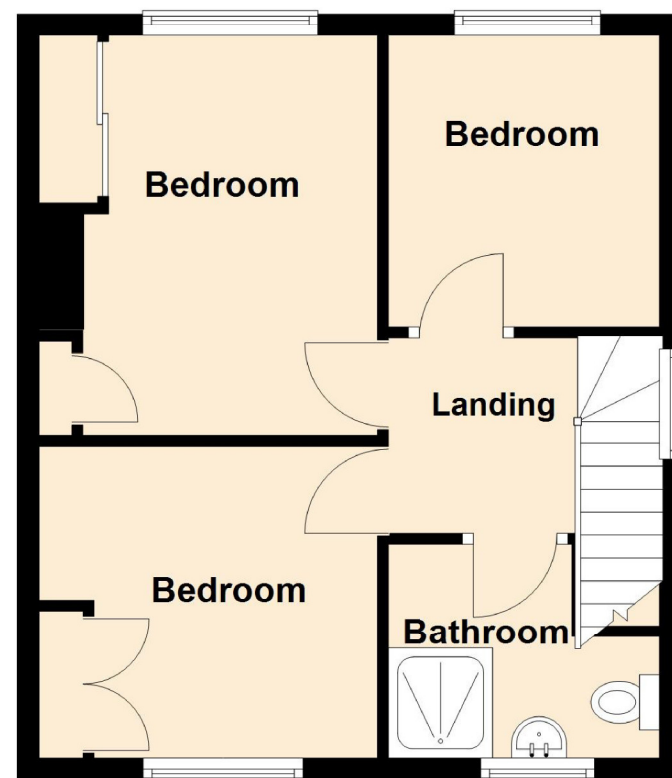
Ground Floor

Approx. 51.9 sq. metres (558.7 sq. feet)



First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 89.1 sq. metres (958.7 sq. feet)