



ESTATE AGENTS

**14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk**

**78 Newlands,
Pershore,
Worcestershire,
WR10 1BP**

For Sale

Price £229,950



**A MID TERRACED TWO BEDROOM PERIOD COTTAGE SET
WITHIN THIS POPULAR RESIDENTIAL PART OF TOWN
WITH PLEASANT REAR GARDEN.**

NO ONGOING CHAIN

**Entrance, Living Room, Open Plan Dining Area, Kitchen/Breakfast
Room, Two Bedrooms, Bathroom, Passage Way Access To Rear
Garden, Patio, Period WC And Garden Store.**

EPC: E(54) COUNCIL TAX BAND: B

Residential Sales Particulars

78 Newlands, Pershore, Worcestershire WR10 1BP

Situation

Newlands is a popular residential part of Pershore, which gives access to Three Springs Road and within walking distance of the Town's centre.

Number 78 is mid-terraced and there is a shared passageway giving access to the rear garden. This period cottage is in need of some modernisation and is well planned with open plan sitting room into dining room, with enclosed stairway and door into kitchen/breakfast room, with further rear access door. On the first floor, there are two bedrooms and a bathroom. This property is connected to all main services.

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.

All rights reserved © Author retains all legal rights to their work and no one else can reproduce, distribute, or create derivative works without permission

78 Newlands, Pershore, Worcestershire WR10 1BP

Property Comprises

Solid timber front door with 5-lever lock, Yale lock and chain, fan-shaped glazed panel into

Living Room measuring approximately 12'6" x 10'10" (3.84m x 3.07m) with chimney breast intrusion having gas fire inset, with mantle shelf and surround. Wall mounted meter point, gas meter point and water stop cock. Front elevation window, fuse box and power points, BT socket, pendant light. Opening into



78 Newlands, Pershore, Worcestershire WR10 1BP

Dining Area

measuring approximately 9'8" x 8'2" (2.98m x 2.49m) with pendant light, useful under stair storage cupboard with coat hooks on rails. High level and base level shelving, light point.



Stairway leading to first floor and panelled glazed door into

Kitchen / Breakfast Room

measuring overall approximately 7'5" x 10'5" (2.28m x 3.20m) with fitted kitchen units comprising laminated work top surfaces, storage cupboards under. Single drainer sink unit with mixer tap, plumbing for automatic washing machine and free-standing gas cooker. Multi socket power points, space for upright fridge / freezer and space for breakfast table. Extractor filter hood, wall mounted storage cupboards. Partial ceramic tiled surrounds, interior glazed window giving light into dining area. Rear elevation window, Xpelair extractor fan and further work top surfaces, with base level storage cupboards and cupboards over. Central light point, opaque panelled glazed rear access door. Rear window with roller blind.



78 Newlands, Pershore, Worcestershire WR10 1BP

Stairway leading up to first floor with banister rail.

Split Level Landing with access hatch to roof void. Doors off to



Bedroom One (Front Elevation) measuring approximately 12'3" x 10'10" (3.74m x 3.07m) maximum with chimney breast intrusion, sealed fireplace with mantle shelf. Ceiling light and power point. Front elevation window, TV aerial cable and pull cord light switch.



Off the landing there is airing cupboard with lagged Fortic water tank and slatted shelving. Loft hatch with pull-down loft ladder, boarded and independent light.

78 Newlands, Pershore, Worcestershire WR10 1BP

Bedroom Two (Rear Elevation) measuring approximately 10'5" x 7'7" (3.20m x 2.34m) with wall mounted gas heater (Baxi Brazilia Slimline), rear elevation window, ceiling light and multi socket power points.



Bathroom comprising panelled bath, pedestal hand wash basin, low flush WC. Partial ceramic tiled surrounds. Bathroom cabinet. Electric Triton shower with shower curtain and rail, chrome wall handles, pull cord light switch and extractor vent with working fan.



78 Newlands, Pershore, Worcestershire WR10 1BP

Outside the Property

To the rear, there is patio area with retaining wall and steps up to rear garden, with evergreen shrubs and screening. Sculptured lawn and further shrubs. There is pathway, outside mains tap and brick WC. At the top of the garden, there is clothes drying area and a timber garden store with glazed panel.



78 Newlands, Pershore, Worcestershire WR10 1BP

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

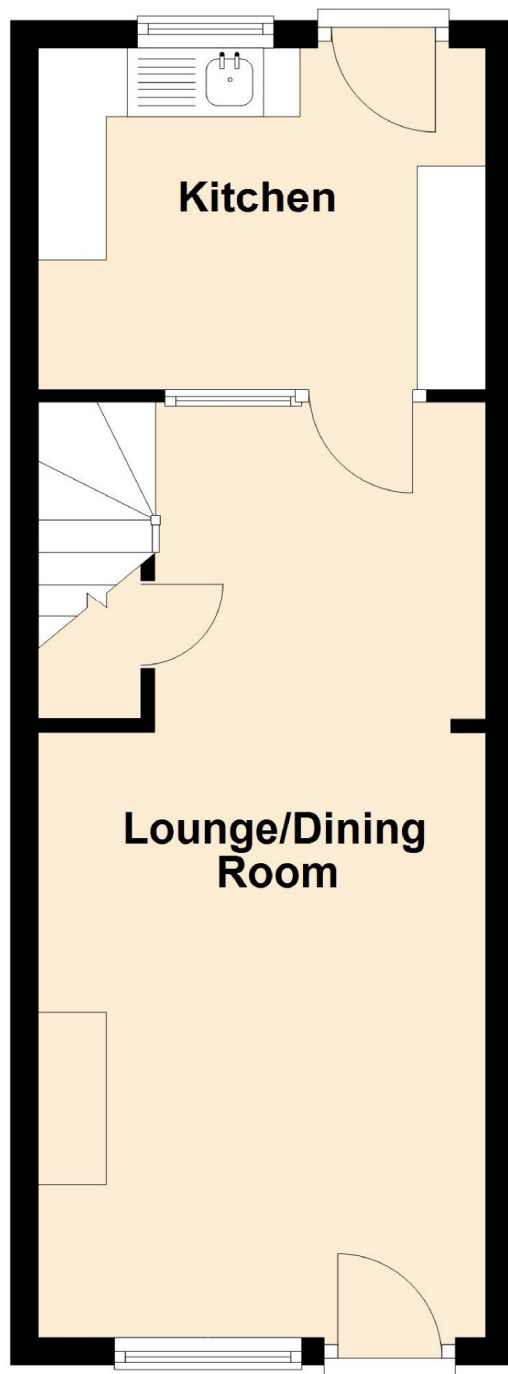
Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

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

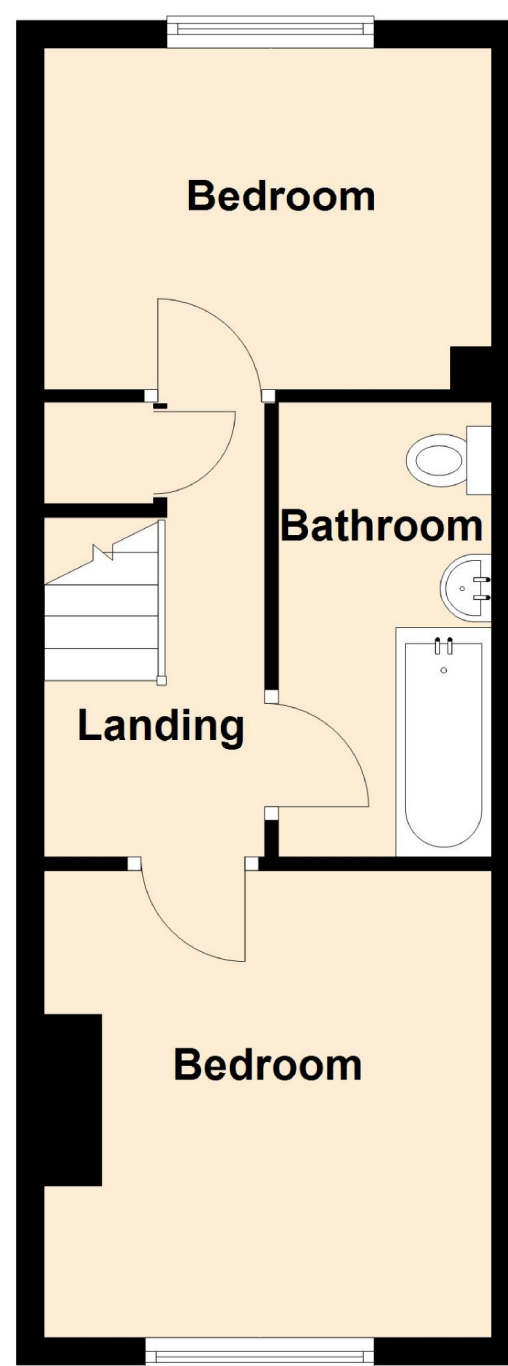
Council Tax: Band B





Ground Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



First Floor

Approx. 31.0 sq. metres (333.6 sq. feet)

Total area: approx. 63.5 sq. metres (683.5 sq. feet)