



ESTATE AGENTS

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

38 Loughmill Road,
Pershore,
Worcestershire,
WR10 1QB

For Sale

Offers Over £200,000



**A WELL POSITIONED TWO BEDROOM PROPERTY SET IN
POPULAR RESIDENTIAL AREA, IN NEED OF
MODERNISATION AND NO ONGOING CHAIN.**

**Entrance Porch, Lounge/Dining Room, Kitchen/Breakfast Room,
Two Double Bedrooms, Bathroom With Shower Over, Rear
Garden, Frontage & Off-Road Parking.**

EPC: E (48)

COUNCIL TAX BAND: B

Residential Sales Particulars

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Situation

Loughmill Road, is the access to the Vineyards Estate, which is a popular development allowing easy access to Pershore Town and the facilities, together with schooling of all ages in the area. Number 38 is a original property, in need of modernisation and at present is all electric. There is off-road parking to the front and gated access to the rear garden. This two double bedroom property has no ongoing chain and would make an ideal home after refurbishment.

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 seven miles away 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 Porch with UPVC opaque glazed door with side panel, front elevation double glazed window, BT point, coat hooks on rail, ceiling light and panelled glazed front door into

Lounge / Dining Room measuring overall approximately 17'4" x 12'10" (5.30m x 3.68m) with front elevation double glazed window, night storage heater. Multi socket power points, wall mounted electric fire and TV point. Pleasant views to the Abbey Tower and Bredon Hill in the distance.



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Kitchen / Breakfast Room

measuring approximately 12'9" x 8'10" (3.93m x 2.46m) with fitted kitchen units having work top surfaces, drawers and storage cupboards under. Plumbing for automatic washing machine. Single drainer stainless steel sink unit with mixer tap and ceramic tiled surrounds. Cooker point, power points, wall mounted storage cupboards, space for upright fridge/freezer, ceiling light point and rear elevation window, overlooking garden. Panelled glazed back door.



Open tread stairway leads up to first floor.

Landing off to

with power point and access hatch to roof void, pendant light and doors

Front Bedroom One

measuring approximately 12'9" x 11'5" (3.93m x 3.50m) maximum with electric panelled radiator, double glazed window, lights and power points.



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Bedroom Two measuring approximately 12' 2" x 9' (3.71m x 2.74m) with rear elevation double glazed window, electric panelled heater, light and power points.



Bathroom comprising panelled bath with Mira electric shower over, low flush WC, pedestal hand wash basin and pull cord light switch. Airing cupboard housing factory lagged hot water tank, slatted shelving and immersion heater time switch. Towel rails, side elevation opaque double-glazed window and Dimplex wall heater.



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Outside The Property

There is frontage being mainly laid to lawn and off-road parking. To the side of the property there is access to the rear garden, which again is lawned/grass with borders. There is partial retaining wall and paved area adjacent to the back of the property.



Services:	Mains water, electricity 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, Pershore WR10 1PT Telephone 01386 565000
Council Tax:	Band B