



**ESTATE AGENTS**

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**7 Bowbrook Meadow**  
**Pershore**  
**WR10 2GZ**

**For Sale**

**Price £349,950**



**A WELL PRESENTED TWO BEDROOM BUNGALOW READY FOR OCCUPATION IN CONVENIENT POSITION WITH OFF-ROAD PARKING & MANAGABLE REAR GARDEN. EASY ACCESS TO THE TOWN'S FACILITIES.**

**Entrance, Reception Hallway, Lounge/Dining Room, Fitted Kitchen, Gas Central Heating, Two Double Bedrooms, Useful Storage, Pleasant Rear Garden With Side Access, Off-Road Parking To The Front.**

**Council Tax Band: D**

**EPC: B (82)**

*Residential Sales Particulars*

## **7 Bowbrook Meadow, Pershore, Worcs WR10 2GZ**

### **Situation**

7 Bowbrook, is set back from Station Road and is situated to the front of this Piper Home development, which was created some two and a half years ago and has the remainder of a National Homebuyers Building Certificate. The property is well presented, being carpeted throughout, there is fitted kitchen and integral white goods and good storage, together with wardrobe cupboards in bedroom one. There is modern bathroom with panelled bath having shower over and good natural light. The internal doors and skirting boards are painted white and in good decorative order.

To the front there is off-road parking and a pedestrian side gate leads to an enclosed rear garden, with timber garden store, soft wood shrubs and a lean to aluminium greenhouse.

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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## **7 Bowbrook Meadow, Pershore, Worcs WR10 2GZ**

### **Property Comprises**

**Impressive Front Porch** with high pitched roof, pillars, lantern light and secure front door to

**Entrance** with opaque glazed panel, letter box, security locks and chain.

Into

**Hallway** having mat-well, carpeted, panelled radiator and pendant light. Access hatch to roof void. Coat hooks on rail, multi socket power point.  
Door off to

**Lounge / Dining Room** measuring overall approximately 13'1" x 14'5" (3.99m x 4.41m) with pendant light, multi socket power points, BT point and USB chargers. Panelled radiators with TRVs. Useful integral storage cupboard, with consumer unit and Open Reach master point and light. Fully glazed double doors with side panels lead out to garden.  
Further door leads into



## **7 Bowbrook Meadow, Pershore, Worcs WR10 2GZ**

**Fitted Kitchen** measuring approximately 9'8" x 10'4" (2.98m x 3.16m) with range of kitchen units comprising work top surfaces, drawers and storage cupboards under. Plumbing for automatic washing machine, fitted oven and grill and storage cupboard over. Wall mounted storage cupboards, ample multi socket power points and enclosed Ideal Logic gas central heating boiler also serving hot water. One and a half bowl single drainer stainless steel sink unit with mixer tap, fitted dishwasher and built-in fridge and freezer. Panelled radiator with TRV, inset ceiling lights, extractor fan and rear elevation double glazed window with roller blind. Ceramic induction hob with metal splashback and stainless-steel extractor hood over.



From the hall

**Bedroom One** measuring overall approximately 13'4" x 9'3" (4.08m x 2.83m) with front elevation double glazed window, panelled radiator with TRV, light and power points. Fitted wardrobe cupboards with mirrored fronts and sliding door.

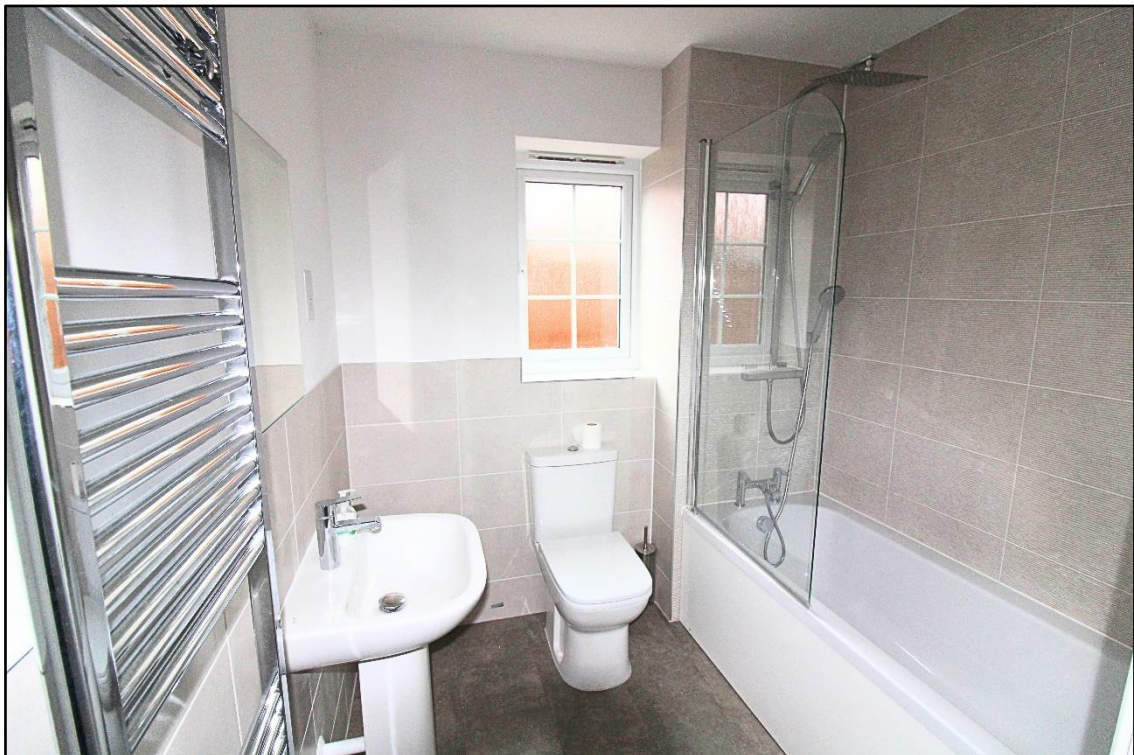


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**Bedroom Two** measuring approximately 9'5" x 9'6" (2.89m x 2.92m) with front elevation double glazed window, panelled radiator with TRV, light and power points.



**Bathroom** measuring approximately 6'8" x 6'3" (2.07m x 1.92m) with panelled bath, glazed shower screen and plumbed in shower with shower heads on wall bracket (manual control). Mixer tap and shower attachment to bath. Ceramic tiled surrounds, grab rails, low flush WC and pedestal hand wash basin, mixer tap and mirror over. Shaver point, ceramic wall tiles, opaque double-glazed window with vent, upright towel rail / radiator with thermostatic control. Extractor fan and inset ceiling lights.



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**Outside The Property**

To the rear there is pleasant manageable garden, established, with lawned area, silver birch and cherry tree, raised border and paved sitting area. Timber garden store. The rear garden is enclosed by close boarded fencing. There is a bin store area to one side of the property. There is outside mains tap, a lean-to greenhouse and paved pedestrian access to the south gable, leading to the front of the property, with timber garden gate.



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To the front of the property there is off-road parking for two vehicles. There are lantern light to both front and rear.

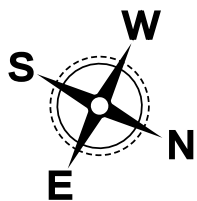
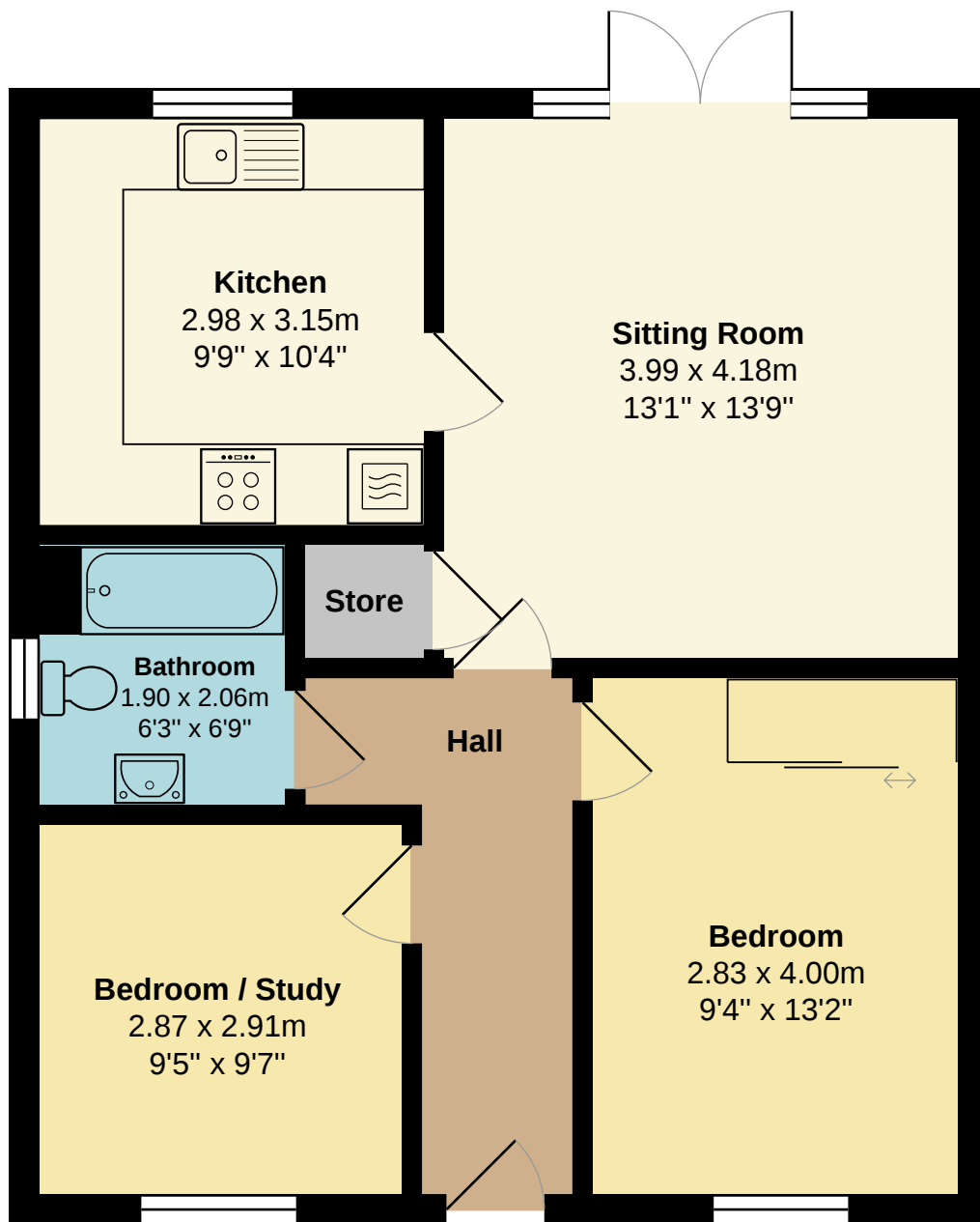
**Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

**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

Total Area: 59.5 m<sup>2</sup> ... 640 ft<sup>2</sup>

All measurements are approximate and for display purposes only