



ESTATE AGENTS

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120 High Street,
Pershore,
Worcestershire
WR10 1EA

For Sale

Price £349,950



**A CHARACTERFUL WELL PRESENTED PERIOD TOWN-
HOUSE SET OVER THREE FLOORS WITH FOUR
RECEPTION ROOMS TO INCLUDE SEPARATE
DINING ROOM AND FIRST FLOOR SECOND SITTING
ROOM REAR SUN LOUNGE OVERLOOKING
DELIGHTFUL ENCLOSED GARDENS WITH REAR
COURTYARD. ALL MAINS SERVICES
EPC: D (66) COUNCIL BAND: B**

Residential Sales Particulars

120 High Street, Pershore WR10 1EA

First Sitting Room, Separate Dining Room, Fitted Kitchen, Cloakroom, Sun Loung/Day Room, First Floor Sitting Room, Bedroom And Bathroom Suite, Second Floor Dormer Double Bedroom, Rear Boiler Cupboard, Separate Store Room, Enclosed Garden, Summer House And Timber Garden Stores.

Situation

Number 120 High Street is a period townhouse believed to date back to the early 1800's. The property has been well maintained and extended in the past to provide a characterful property well situated on the High Street, with extended garden to the rear. There are period features to include fireplaces and bay window, first floor second sitting room, with two front elevation sash windows. The top floor bedroom has a dormer to the rear, making a good-sized top bedroom. Outside the property, from the rear courtyard steps lead up to an enclosed rear garden, with southernly aspects, a summer house and features within the garden.

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 north east, 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.

120 High Street, Pershore WR10 1EA

Property Comprises

Solid Timber Front door into

Living Room measuring approximately 11' x 13'5" with feature exposed brick chimney breast, open fire with gun metal cowl over brick hearth and alcoves to either side. Base level meter cupboard, bay window with secondary double glazing and bench seating with storage under. Book shelving and multi socket power points, panelled radiators, wall light point and picture light, matwell. Timber door into



Dining Room

measuring overall approximately 16'8" x 9'6" maximum to include under stair storage area, multi socket power points, wall light points and double panelled radiator. Rear elevation double panelled glazed access door into rear yard and panelled glazed window. Open Reach master socket, stairway leading up to first floor and door into



120 High Street, Pershore WR10 1EA

Kitchen measuring approximately 13'6" x 6'6" with fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Electric cooker point and space for upright fridge / freezer. Ample wall mounted storage cupboards, shelving, partial ceramic tiled surrounds. One and a half bowl single drainer ceramic sink unit with mixer tap. Southernly elevation window with secondary double glazing, further wall shelving, extractor fan and laminated floor covering. Ceiling light and power points.



Cloak Room comprising low flush WC, extractor fan and pull cord light switch. Wall mounted hand wash basin with tiled splash back. Pine towel rail, mains stop cock.

Sun Lounge / Day Room measuring approximately 13'7" x 7'5" with Velux roof light window, exposed timber beams and southernly elevation panelled glazed windows (giving good natural light). Ceiling access hatch to overhead storage. Wall light points, multi socket power points and UPVC rear door into garden / rear courtyard.



120 High Street, Pershore WR10 1EA

From the dining room stairway with banister rail and balustrading (timber) leads up to first floor landing. On the landing there is useful linen cupboard / plumbing for automatic washing machine with louvre fronted door.



First Floor

Second Sitting Room / Bedroom measuring overall approximately 11'2" x 12' with exposed timber floor boarding, feature period fireplace, louvre fronted storage cupboards to either side. Multi socket power points and BT socket. Pendant light, period panelled glazed front windows (sash with secondary double glazing) and panelled radiator.



120 High Street, Pershore WR10 1EA

Bedroom One measuring overall approximately 9'5" x 9'7" with rear elevation double glazed window, panelled radiator, pendant light and shaped ceiling. Multi socket power points and hooks on rail.



Off the landing, door into

Bathroom being a good sized and measuring approximately 9'9" x 6'2" with timber panelled bath, patterned ceramic tile surrounds and rear elevation double glazed window overlooking the garden. Wall shelving and wall light points. Pedestal hand wash basin with co-ordinated tiled splash back. Panelled radiator with towel rail over. Low flush WC, wall cabinet and built-in shower cubicle with glazed door and plumbed in shower with shower head on wall bracket (manual control). Pull cord light switch, access hatch to roof void.

From the landing there is stairway leading up to second floor.



120 High Street, Pershore WR10 1EA

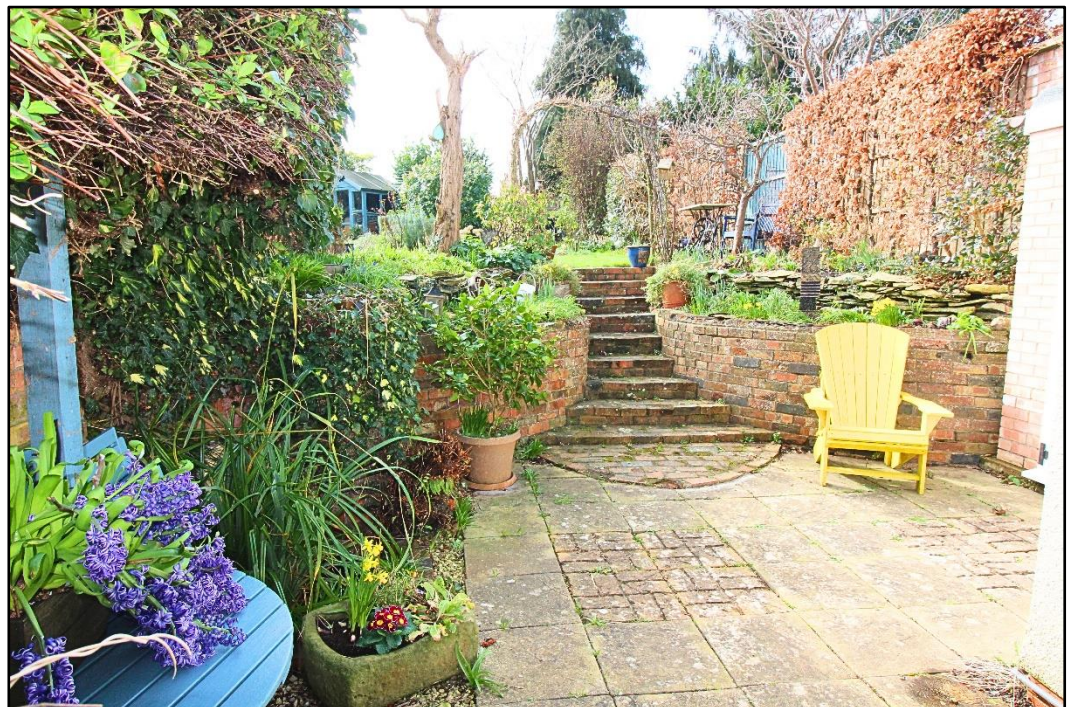
Bedroom Two with dormer elevation to the rear and Velux roof light window to the front. Measuring overall approximately 17'2" x 9'7" to eave height with views over landscaped garden to the rear. Wall light points, power points and eave storage access, panelled radiator and built-in wardrobe cupboard with dressing mirror. (views to the Abbey)



Outside the Property

From the sun lounge / day room there is paved courtyard and sitting area and also access down to the dining room. There is outside tap and wall light, rustic paving and exposed brick, small pond feature, retaining wall and steps leading up to the rear garden. There is boiler storeroom housing Valliant boiler approximately 3 years old and a further brick store room to the rear.

There are well stocked borders to this enclosed garden, with walled areas and boundaries, a summer house and two timber garden stores. A seasonal garden with an abundance of early spring bulbs, there are ferns and variegated holly viburnum and herbs, together with a rose arbour.



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Summer Garden 2024



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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