



# Bridge Street, Pershore

Asking price: £445,000

- Stunning Grade II listed character townhouse full of period features
- First floor sitting room with fireplace
- Three bedrooms with exposed natural beams
- Fitted kitchen with granite worktop and integrated appliances
- Separate dining room with bay window
- Cellar room with a separate cloakroom
- Character features to include exposed natural beams; impressive fireplace and high ceilings
- Patio area with a detached westerly facing courtyard garden and summerhouse

**Nigel Poole  
& Partners**

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**\*\*A BEAUTIFULLY PRESENTED GRADE II LISTED TOWNHOUSE WITH THREE BEDROOMS\*\*** Presented to a very high standard and seamlessly combines contemporary and character features with the exposed natural beams throughout the property. On the ground floor there is a dining room and a kitchen with built in appliances by Miele including oven, grill, microwave, hob, dishwasher and a washing machine. On the second floor there is a double bedroom and the lounge with a gas fireplace. There is a bathroom and another double bedroom to the third floor and the fourth floor offers a third bedroom. The cellar room provides a further usable space ideal for a home office/workshop or even a utility area, with a separate cloakroom. Gated access from the front of the property provides an immediate patio seating area with a further detached westerly facing courtyard garden space with a summerhouse/studio to the rear of the property. Located in the heart of the Georgian town of Pershore, providing a range of great shopping and leisure facilities including a theatre and the stunning Pershore Abbey. The area has a good range of schools both state and independent, Pershore train station, Worcestershire Parkway train station and excellent links to the motorway.

## Front

Gated access to side alley and door access to the rear and side; path to the garden.

## Hallway 3' 0" x 17' 8" (0.91m x 5.38m)

Stairs rising to the first floor; door into dining room; door down to cellar; open into kitchen; downlights; wall lights; radiator; quarry tiled flooring.

## Kitchen 15' 3" x 8' 6" (4.64m x 2.59m)

Double glazed wooden window to rear aspect; a range of wall and base units surmounted by granite worktop with undercounter lights; A range of Miele integrated appliances including a gas hob; double oven/microwave; washing machine and dishwasher. Belfast sink with mixer tap; downlights; exposed beams; quarry tiled flooring.



## Dining Room 16' 7" x 11' 3" (5.05m x 3.43m)

Glazed window with secondary glazing bay window to front aspect; door to the side aspect; pendant lights; natural beams; radiator.

## Lounge 15' 10" x 14' 11" (4.82m x 4.54m)

Double glazed wooden window to the rear aspect; glazed window with secondary glazing to the front aspect; fireplace with gas fire; exposed natural beams; picture rail; pendant light; radiator; wooden effect flooring.



## Bedroom One 15' 5" x 17' 11" (4.70m x 5.46m)

Double glazed wooden window to the rear aspect; glazed window with secondary glazing to the front aspect; exposed natural beams; pendant lights; radiator.



## Bedroom Two 12' 7" x 10' 11" (3.83m x 3.32m)

Double glazed wooden window to the rear aspect; natural exposed beams; pedestal hand wash basin; pendant light; radiator.

## Bedroom Three 15' 1" x 11' 1" (4.59m x 3.38m)

Two double glazed wooden framed 'Velux' windows to the rear aspect; exposed natural beams; storage cupboard; wall lights.

## Bathroom 9' 11" x 7' 0" (3.02m x 2.13m)

Obscure double-glazed wooden window to the rear aspect; panelled bath with mixer taps and hose shower attachment; pedestal hand wash basin; low level w.c; shaver point; storage cupboard which houses a 'Worcester Bosch' gas-fired boiler; airing cupboard; wood effect flooring; down lights; radiator.



## Cellar 11' 6" x 8' 5" (3.50m x 2.56m)

Cellar vent with mesh to the front aspect. A range of wall and base units surmounted by worktop; storage cupboard; exposed natural beams; ceiling lights; brick flooring.

## Cloakroom 11' 6" x 8' 5" (3.50m x 2.56m)

Pedestal hand wash basin; low level w.c; extractor fan; electric wall heater; radiator.

## Garden

Patio seating area direct from the property; detached courtyard garden with mature planted borders and summer house.

## Summerhouse 19' 6" x 13' 4" (5.94m x 4.06m)

Currently being used as a studio/workshop; hand wash basin; light and power.



Tenure: Freehold

Council Tax Band: D

### Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1AT



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