



# Bridge Street, Pershore

Asking price: £425,000

- 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**

# Bridge Street

Pershore

Asking Price; £425,000

**\*\*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



#### Disclaimer

All measurements are approximate and for general guidance only. Whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. Whilst we carry out due diligence before launching a property to the market and endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer.

#### Identity Checks

Estate Agents are required by law to conduct anti-money laundering checks on all those buying a property. We have partnered with a third part supplier to undertake these to ensure checks are HMRC compliant. The cost of these checks is £60 including VAT and is non-refundable. The charge covers the cost of obtaining relevant data, any manual checks and monitoring which may be required. This fee will need to be paid, and checks completed in advance of the issuing of a memorandum of sale.



#### MISREPRESENTATION ACT 1991

These particulars do not constitute, nor constitute part of, an offer or contract. Whilst every care is taken to ensure accuracy, no responsibility for errors or misdescription is accepted. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give to Nigel Poole and Hancox as Agents, nor any employees of the Agents any authority to make or give representation or warranty whatever in relation to the property.

N446 Ravensworth 01670 713330

