



ESTATE AGENTS

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28 Pardoe Drive,
Pershore,
Worcestershire
WR10 1RJ

For Sale

Offers Over £369,500



**A MUCH IMPROVED AND WELL PRESENTED FREEHOLD
DETACHED THREE BEDROOM FAMILY HOME WELL
POSITIONED FOR ALL LOCAL AMENITIES AND HAVING
ENCLOSED REAR GARDEN, DETACHED GARAGE, AND OFF
ROAD PARKING**

**Canopied Entrance, Hallway, Fitted Kitchen/Dining Room, Utility
Room, Cloakroom, Sitting Room (Dual Aspect), Three Bedrooms,
One En-Suite, Fitted Wardrobes, Family Bathroom, Enclosed Rear
Garden, Detached Garage, Driveway & Parking.**

EPC: B (82) COUNCIL BAND: D

Residential Sales Particulars

28 Pardoe Drive, Pershore, Worcestershire WR10 1RJ

Situation

This detached freehold property, has been a subject of much improvement and finishing to include shutter thermal blinds to the windows, the purchase of the freehold and there are new doors throughout internally, the presentation is coloured coordinated and there is an alarm system fitted with cameras. The sitting room has an attractive stone fireplace and patio door into the enclosed garden, designed for low maintenance and has sun awning and pedestrian door into the single garage, standing on the driveway. The house has good natural light with south facing frontage and is neatly presented with pathway to the front door. This property offers easy access to local schooling and all the Town's amenities.

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.

28 Pardoe Drive, Pershore, Worcestershire WR10 1RJ

Property Comprises

Canopied Entrance Porch with door chime, meter points and secure front door.

Hallway with Karndean floor covering, enclosed panelled radiator and consumer installation. Ceiling light point and multi socket power point, stairway leading to first floor and doors off to

Kitchen / Dining Room measuring overall approximately 18'5" x 9'1" (5.63m x 2.77m) comprising dual aspect windows with shutter blinds, enclosed panelled radiators and fitted kitchen units. There are work top surfaces and peninsular bar, drawers and storage cupboards under. Built-in oven and grill. 4- burner gas hob and ceramic tiled surrounds with ample multi socket power points. Stainless steel extractor hood and one and a half sink unit with mixer tap, wall mounted storage cupboards and space for upright fridge / freezer. Integral dish washer. Ceiling light points and useful storage cupboard with power point, coordinated floor covering and door into

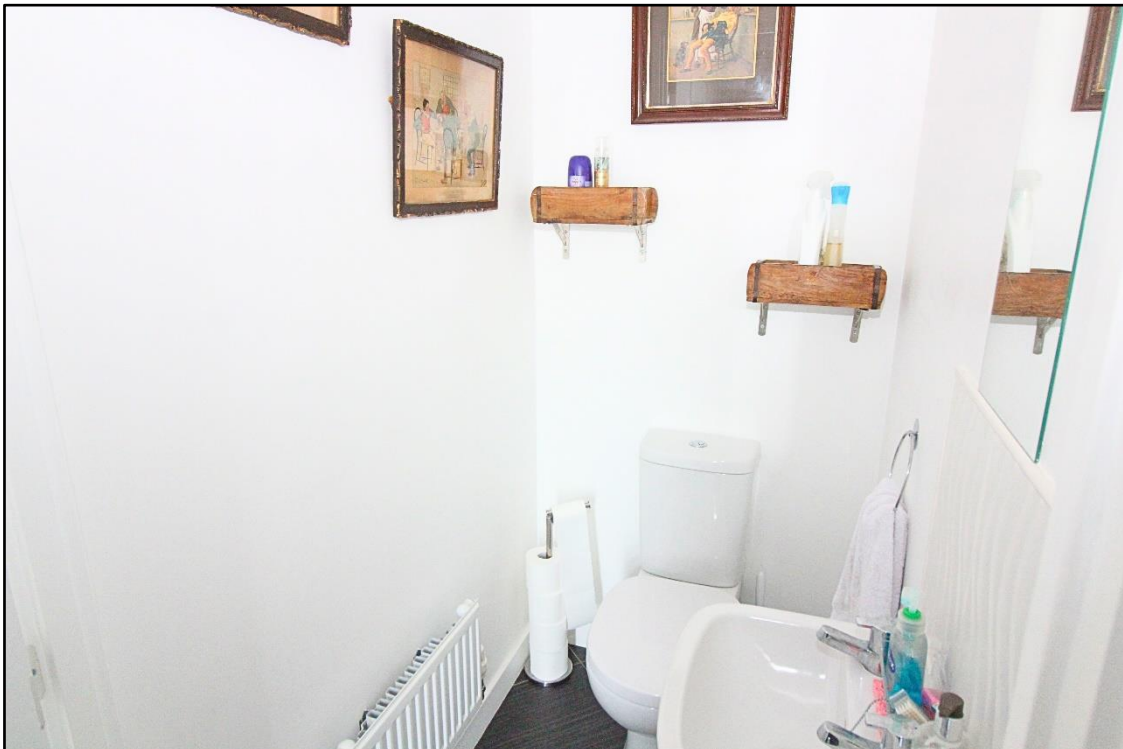


28 Pardoe Drive, Pershore, Worcestershire WR10 1RJ

Utility Room measuring approximately 6'5" x 5'3" (1.98m x 1.61m) with work top surfaces, plumbing for automatic washing machine under, space for tumble dryer, wall mounted Ideal gas central heating boiler and wall mounted storage cupboard. Panelled radiator, coordinated floor covering, central ceiling light and multi socket power points. Side access door off driveway with security lock.



Cloak Room with pedestal hand wash basin with tiled splashback and wall mirror, low flush WC and panelled radiator. Extractor fan and ceiling light point.



28 Pardoe Drive, Pershore, Worcestershire WR10 1RJ

Sitting Room measuring overall approximately 18'6" x 10'4" (5.66m x 3.16m) with front elevation double glazed window having shutter blinds, panelled radiators and feature fireplace with log-effect electric fire inset. Coved ceiling, ceiling light point, TV aerial sockets, BT sockets, multi socket power points and rear elevation fully glazed double doors leading out to garden.



28 Pardoe Drive, Pershore, Worcestershire WR10 1RJ

From the hallway stairway with banister rail leads up to first floor

Landing with balustrading, side elevation window with shutter blind, panelled radiator and multi socket power points. Ceiling light and access hatch to roof void. Useful linen cupboard with slatted shelving over stairway. Doors off to



Bedroom One measuring overall approximately 18'6" x 10'5" (5.66m x 3.20m) to include ensuite bathroom and comprising dual aspect double glazed windows with shutter blinds. Ceiling lights and central fan. Panelled radiators, TV aerial socket and multi socket power points. Individual central heating controls for first floor. Built-in wardrobe cupboards with sliding doors and central front mirror.



28 Pardoe Drive, Pershore, Worcestershire WR10 1RJ

En Suite Shower Room comprising walk-in shower with glazed sliding door. Manual control to plumbed in shower having shower head on wall bracket. Pedestal hand wash basin with tiled splashback, large wall mirror and wall mounted storage cupboards. Low flush WC, panelled radiator, opaque glazed window with shutter blind. Extractor fan and ceiling light point.



Bedroom Two measuring overall approximately 10'7" x 9'2" (3.26m x 2.80m) with built-in wardrobe cupboards with sliding doors, multi socket power points, panelled radiator and dual aspect windows with shutter blinds. Ceiling light / fan.



28 Pardoe Drive, Pershore, Worcestershire WR10 1RJ

Bedroom Three measuring approximately 7'6" x 9'2" (2.31m x 2.80m) with front elevation window having shutter blind, central ceiling fan / lights and artistic prominent wall decoration. Panelled radiator, multi socket power points and coved ceiling.



Bathroom comprising panelled bath, with glazed shower screen and electric Mira shower over. Ceramic tiled surrounds. Pedestal hand wash basin, low flush WC and panelled radiator. Wall mirror and cabinet, central light point and extractor fan. Opaque glazed window with shutter blind and laminated floor covering.



28 Pardoe Drive, Pershore, Worcestershire WR10 1RJ

Outside the Property

Approached over tarmacadam driveway, there is ample off-road parking and neat frontage, low evergreen hedgerow, red robin and privet hedge, with low maintenance landscaped Welsh slate and paved walkway to the front of the house.

Detached Garage with half panelled glazed courtesy door from the garden, measuring internally approximately 8'7" x 17' (2.65m x 5.18m), outside wall light and internal light and power points, single up and over door.



Rear Garden

Approached via pedestrian gate off the driveway and from the sitting room, there is an enclosed southwest facing garden of good size, with decking and sitting areas over artificial grass, attractive brick wall surrounds with wall lights and closed boarding fencing, provides a private and pleasant back garden, with sun awning to provide shade on a sunny afternoon.



28 Pardoe Drive, Pershore, Worcestershire WR10 1RJ

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

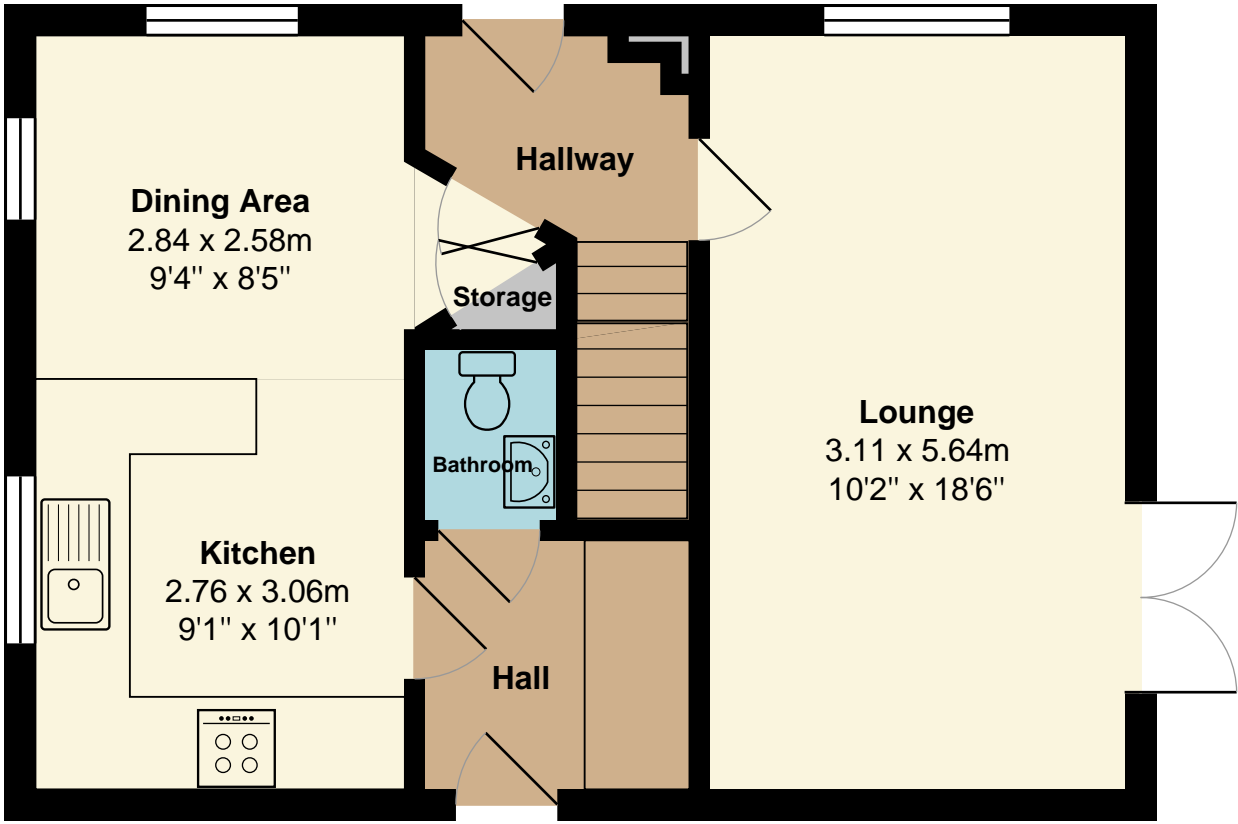
Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

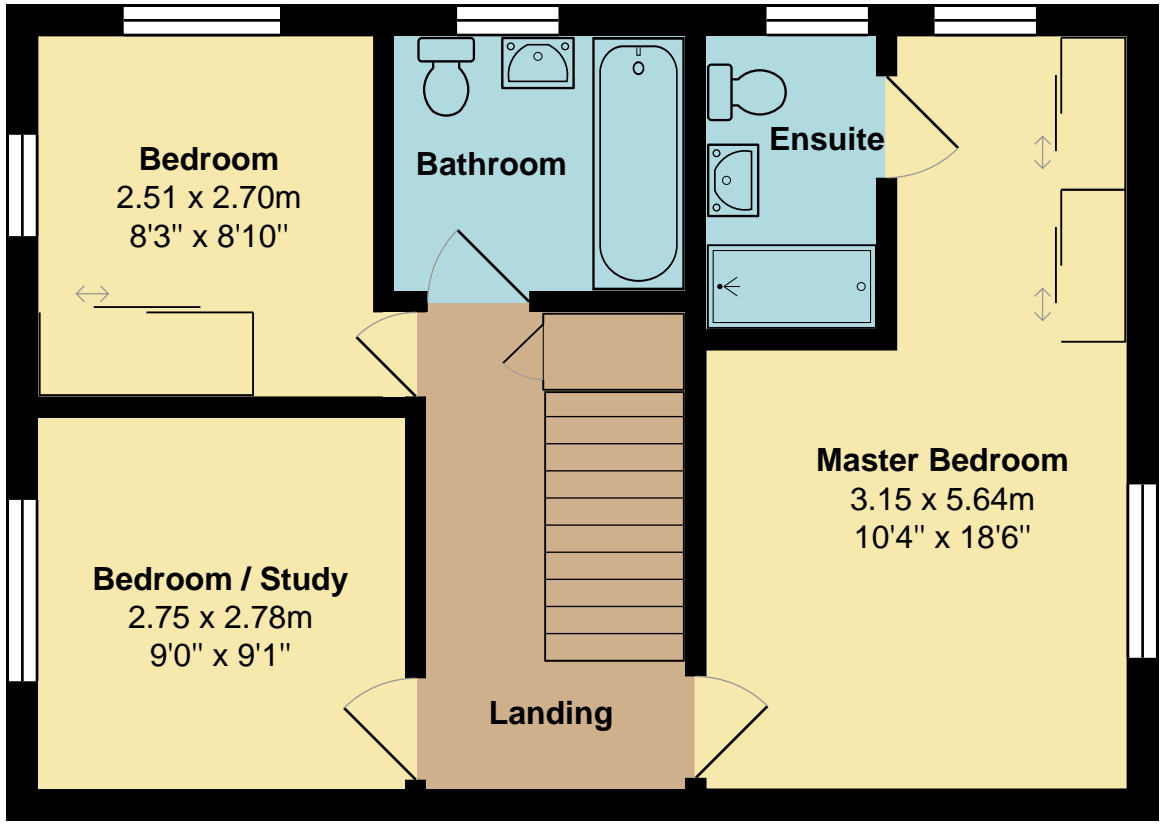
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band D





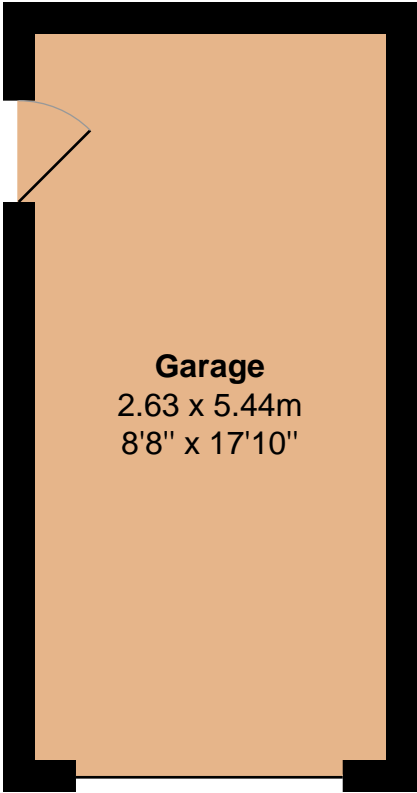
Ground Floor
Area: 46.0 m² ... 495 ft²



First Floor
Area: 46.0 m² ... 495 ft²

Total Area: 106.4 m² ... 1145 ft²

All measurements are approximate and for display purposes only



Garage
Area: 14.3 m² ... 154 ft²