



**33 Station Road, Pershore**

Pershore

Guide Price **£375,000**

 **JONES &  
ASSOCIATES**  
BESPOKE ESTATE AGENCY





## 33 Station Road

Pershire, Pershire

- A beautifully presented & contemporary three bedroom detached property
- Excellent "C" rated EPC
- 2kW Solar P.V. panels
- 24'3 x 7'10 Modern country-style kitchen, fitted with a selection of integrated appliances and complemented by a practical utility area
- Living room with a large bay window & central fireplace, opening into a dining room
- Karndean flooring throughout the whole property
- Downstairs cloakroom
- Stylish family bathroom, with a freestanding back to wall bath
- Landscaped & terraced rear garden, with a spacious patio area. Perfect for alfresco entertaining
- Independent garage & parking



Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



A beautifully presented and contemporary three-bedroom detached home, offering style, efficiency, and excellent family living.

With an impressive “C” rated EPC and the benefit of 2kW Solar P.V. panels, this home is as energy-conscious as it is attractive. The 24'3 x 7'10 modern country-style kitchen forms the heart of the property, fitted with a selection of integrated appliances and complemented by a highly practical utility area.

The spacious living room, complete with a large bay window and central fireplace, flows seamlessly into the dining room, creating a warm and inviting space for both family living and entertaining.

Throughout the property, Karndean flooring provides a sleek and durable finish, complemented by a convenient downstairs cloakroom. The first floor is home to three well-proportioned bedrooms and a stylish family bathroom, featuring a freestanding back-to-wall bath for a touch of luxury.

Outside, the landscaped and terraced rear garden provides a delightful retreat, with a generous patio area ideal for alfresco dining and entertaining. The property is further enhanced by an independent garage and private parking.

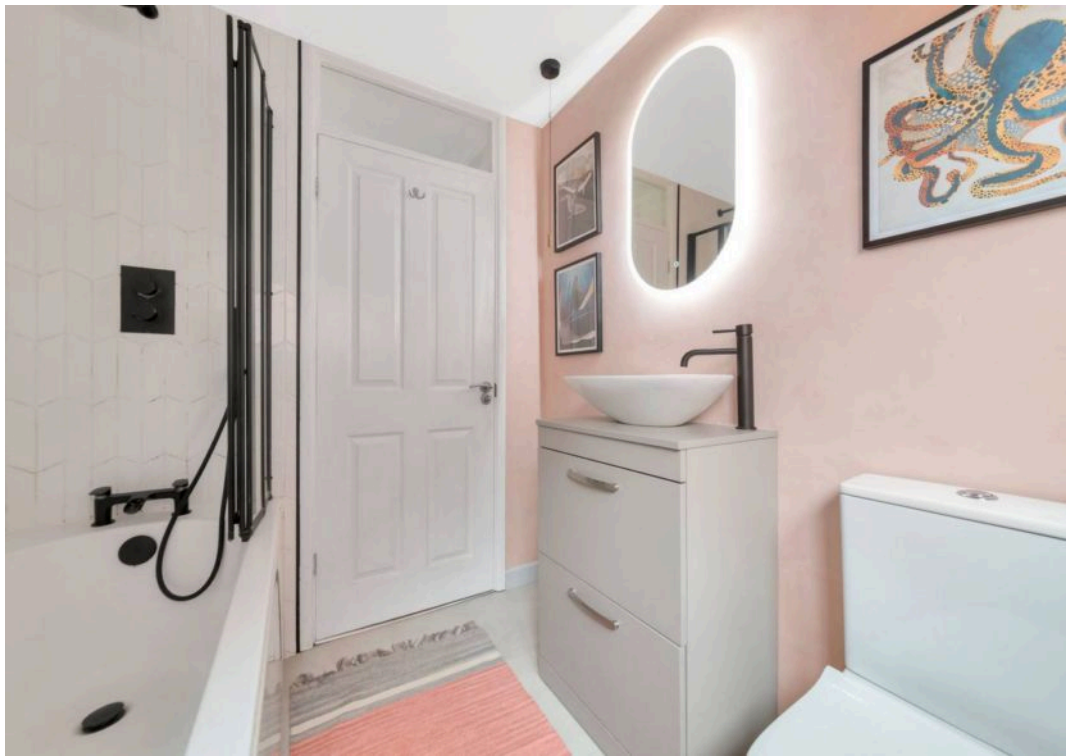
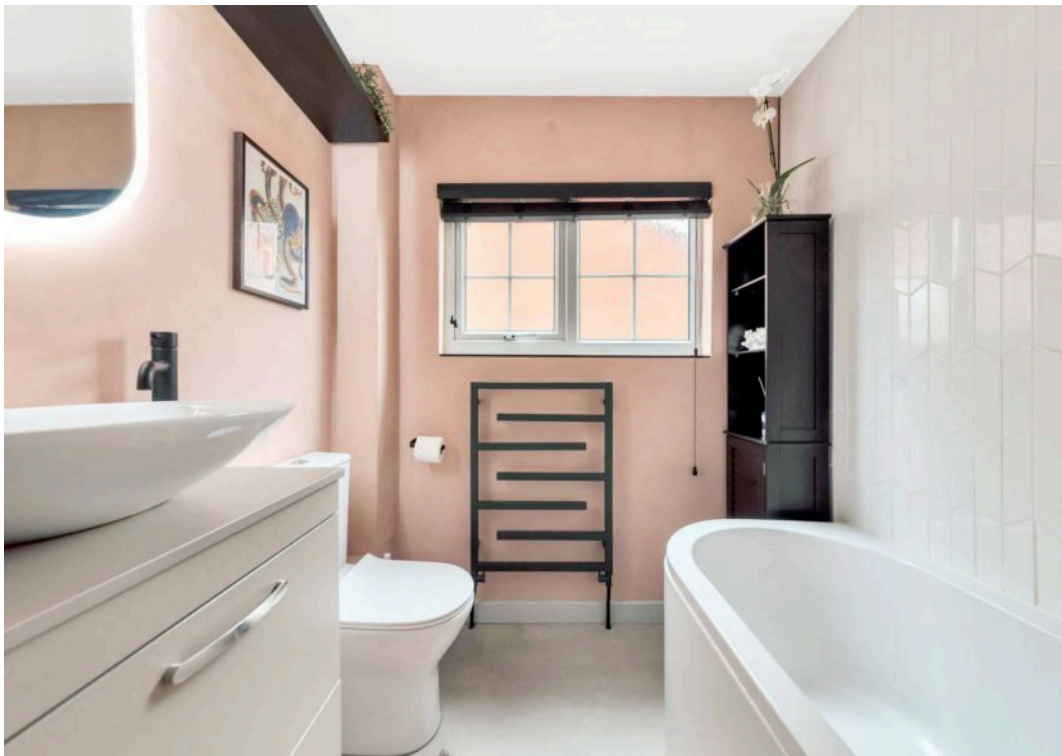
The market town of Pershore is Georgian styled and provides high street shopping facilities, a supermarket, and a leisure complex. The river Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres and hospital and town library, together with 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.











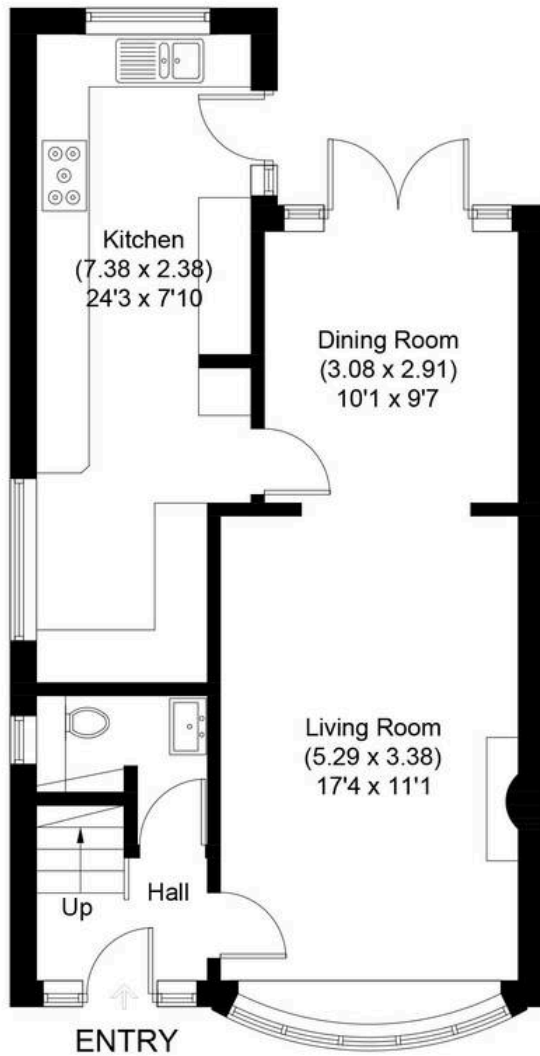
# Station Road

Approximate Gross Internal Area

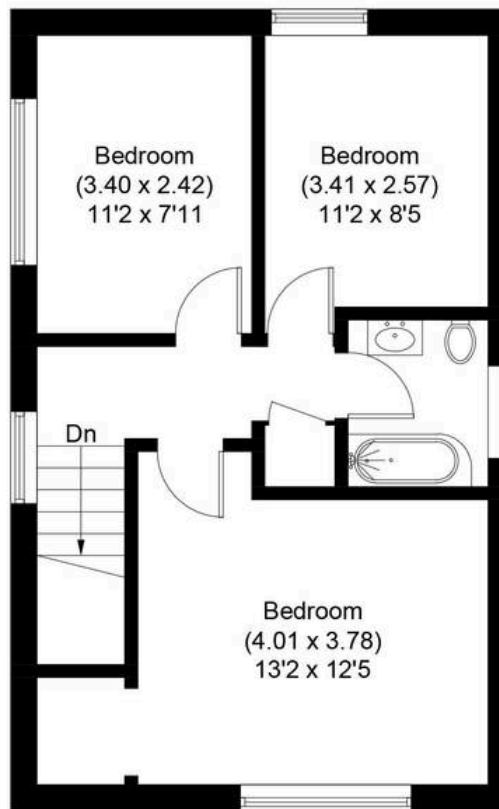
Total = 111.3 sq m / 1198 sq ft

Garage = 14.3 sq m / 154 sq ft

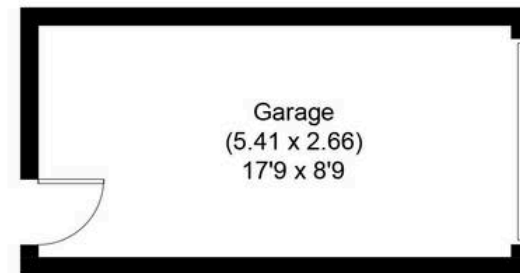
Total Without Garage = 97 sq m / 1044 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.





## Jones & Associates

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