



## 12 Broad Street, Pershore

Pershore

Guide Price **£550,000**

 **JONES &  
ASSOCIATES**  
BESPOKE ESTATE AGENCY





## 12 Broad Street

Pershore, Pershore

- Beautifully presented & characterful three-bedroom townhouse
- Attic room, cellar & downstairs cloakroom
- Bespoke-fitted Jeremy Penman kitchen & storage cupboards
- Electric Aga & Worcester Bosch gas boiler
- Dining room with a lantern roof window & views of the garden
- Spacious 18'8 x 16'3 sitting room with wood-burning stove and exposed beams
- En-suite shower room to the master bedroom
- Generous & established south-facing rear garden with an independent office
- Located in one of Pershore's most desirable streets.
- In 1905, it was one of Pershore's telephone exchanges

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





Nestled in one of Pershore's most desirable streets, this beautifully presented and characterful grade II listed three-bedroom townhouse seamlessly blends period charm with modern comforts. Once serving as one of Pershore's telephone exchanges in 1905, the property boasts a rich history, complemented by stunning architectural details.

Inside, the heart of the home is the bespoke-fitted Jeremy Penman kitchen, featuring an electric Aga and handcrafted storage cupboards. The dining room, bathed in natural light from its striking lantern roof window, offers delightful views of the generous south-facing garden. The spacious 18'8 x 16'3 sitting room exudes warmth with its wood-burning stove, exposed beams, and inviting atmosphere. A downstairs cloakroom, attic room, and cellar provide additional practicality and storage.

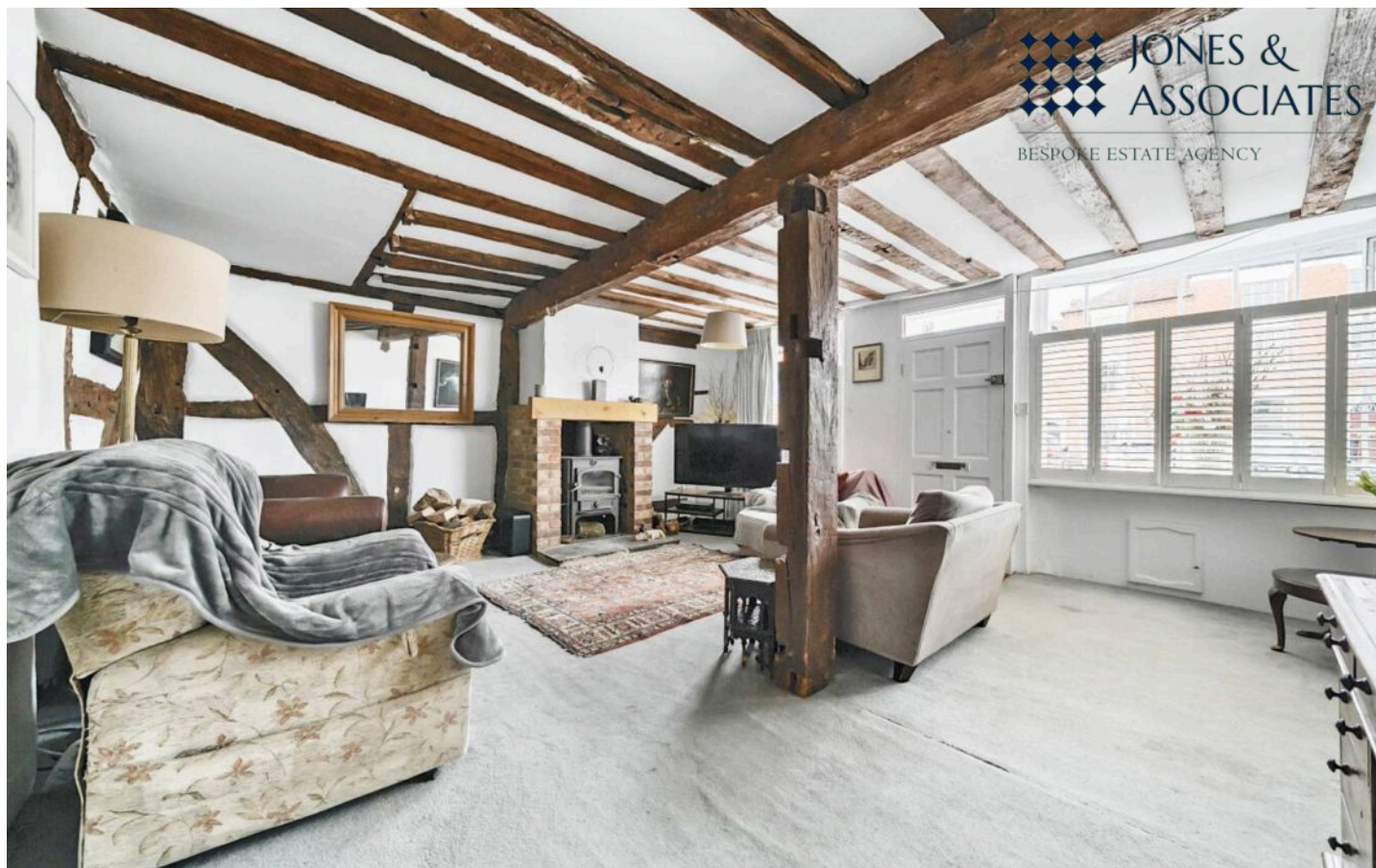
Upstairs, the master bedroom benefits from an en-suite shower room, while the remaining bedrooms maintain the home's charming character.

Outside, the generous established garden offers a tranquil retreat, complete with an independent office, and gated side access to Broad Street.

This unique townhouse is a rare find, combining historic charm with thoughtful modern enhancements in a prime Pershore location.

#### Local Area

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.



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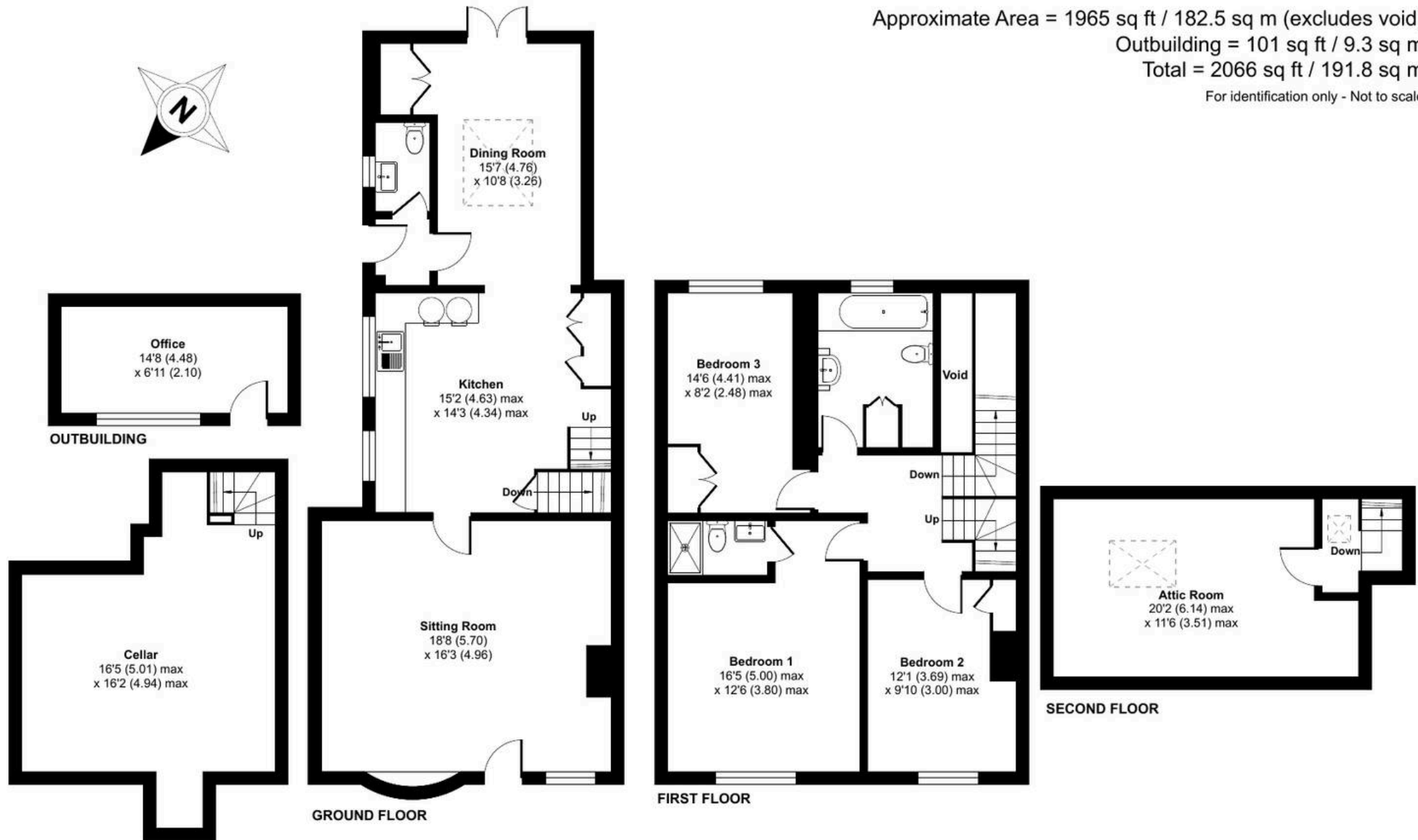
# Broad Street, Pershore, WR10

Approximate Area = 1965 sq ft / 182.5 sq m (excludes void)

Outbuilding = 101 sq ft / 9.3 sq m

Total = 2066 sq ft / 191.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checom 2024. Produced for Jason Jones & Associates. REF: 1261404

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