



Flat 3, Gore House, 29 Bridge Street
Persnore

Guide Price **£240,000**

Apartment 3

Gore House, Pershore

- A beautifully presented and characterful apartment situated within an attractive period building, offering spacious and versatile accommodation
- Ideally positioned along Bridge Street, within easy walking distance of Pershore's independent shops, cafés, restaurants, supermarkets and everyday amenities
- An impressive reception room featuring high ceilings, exposed timber beams, decorative cornicing and an attractive fireplace, to accommodate both comfortable seating and dining furniture.
- A well-appointed kitchen, complementary wood-effect worktops, white metro-tiled splashbacks, a traditional-style sink, freestanding cooker and an excellent selection of storage cupboards
- Comprising a generous principal double bedroom and a comfortable second bedroom, both benefiting from traditional windows, high ceilings and neutral decorative finishes.

Tenure: LEASEHOLD

EPC Rating: Grade II listed exempt

Local District Council: Wychavon

Council Tax band: A



Apartment 3

Gore House, Pershore

- A beautifully styled bathroom featuring a freestanding claw-foot bath with traditional chrome fittings, separate glazed shower enclosure, vanity wash hand basin, WC and decorative wall panelling
- Retaining an abundance of architectural charm, including exposed timber ceiling beams, decorative cornicing, picture rails, high ceilings, traditional-style windows and a feature fireplace
- Thoughtfully arranged first-floor living space, with generously proportioned rooms, a practical layout and useful additional storage. With a lift to the first floor. And two communal parking spaces.
- An impressive red-brick building with elegant architectural detailing, complemented by a beautifully maintained garden area to the rear featuring established planting, paved pathways and seating areas
- Conveniently located for Pershore's shops, leisure facilities and the picturesque River Avon, with nearby railway connections at Pershore and Worcestershire Parkway, together with access to the M5



A beautifully presented and characterful two-bedroom first-floor apartment, situated within an attractive period building in the heart of Pershore. Offering approximately 682 sq. ft. of accommodation, this charming property combines elegant original features and generous room proportions, creating a wonderful home within walking distance of the town's excellent amenities.

Situated along Bridge Street, in the highly desirable Georgian market town of Pershore, this delightful two-bedroom first-floor apartment, with a lift to the first floor, offers a wonderful combination of period charm, contemporary comfort and convenient town centre living. Forming part of an impressive red-brick building, the property benefits from an abundance of character features, including high ceilings, exposed timber beams, traditional sash-style windows, decorative cornicing and an attractive feature fireplace. These elements complement the décor and thoughtfully arranged accommodation, creating a welcoming and versatile home ideally suited to first-time buyers, downsizers or those seeking a conveniently located property.

The apartment is approached via a communal entrance and staircase, leading to the first floor. Upon entering, a welcoming hallway provides access to the principal accommodation, with soft carpeting, light-coloured walls and traditional decorative detailing creating a bright and inviting introduction to the property.

The sitting room is a particularly impressive feature of the apartment, offering generous proportions and an abundance of character. Measuring approximately 16'9" x 11'9", this spacious reception room provides ample flexibility for both comfortable seating and a dining area, making it ideal for everyday living and entertaining. High ceilings, attractive exposed timber beams and decorative cornicing enhance the room's period appeal, whilst a large traditional window allows natural light to filter throughout the space.



Adjoining the sitting room is the well-appointed kitchen, which has been thoughtfully arranged to maximise both practicality and storage. The kitchen features an attractive range of shaker-style wall and base units finished in a soft, muted grey-green colour, complemented by warm wood-effect work surfaces and classic white metro-tiled splashbacks. A traditional-style white sink with a curved mixer tap sits beneath the cabinetry, whilst a freestanding cooker with an extractor above provides the main cooking facilities. The kitchen also benefits from a generous selection of cupboards and drawers, together with an integrated fridge/ freezer, offering additional practicality. Wood-effect flooring provides a complementary finish, whilst a large window fitted with Venetian blinds allows natural light to fill the room, creating a pleasant and functional space for preparing meals.

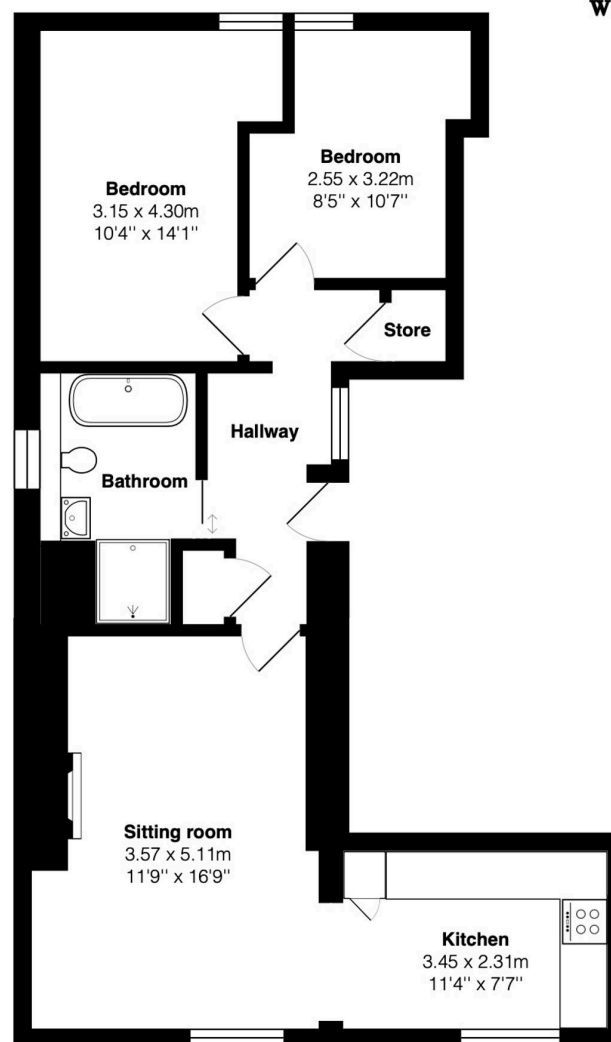
The apartment offers two well-proportioned bedrooms, both benefiting from high ceilings, neutral decorative finishes and traditional windows that complement the property's period character.

The principal bedroom is a generously sized double room, measuring approximately 14'1" x 10'4". The room enjoys an attractive sense of space, with high ceilings, decorative picture rails, elegant cornicing and a large window providing natural light. Finished with soft carpeting, the bedroom offers ample potential to accommodate a double bed alongside additional bedroom furniture, creating a comfortable and relaxing retreat.

The second bedroom, measuring approximately 10'7" x 8'5", provides equally versatile accommodation and could comfortably serve as a guest bedroom, home office or additional sleeping space. Benefiting from a traditional window, high ceilings and matching finishes, this room offers flexibility to suit a variety of lifestyles. A useful storage cupboard is also accessible from the hallway, providing valuable additional space for household essentials.







1st Floor

Total Area: 63.3 m² ... 682 ft²

All measurements are approximate and for display purposes only



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