

19 Avon Mill Place, Pershore, WR10 1AZ



Total area: approx. 144.6 sq. metres (1556.1 sq. feet)



## 19 Avon Mill Place, Pershore



**Hicks Hadley**

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**\*\*NO UPWARD CHAIN\*\* \*\*SPACIOUS THREE BEDROOM RIVERSIDE HOME\*\***  
Hicks Hadley are proud to present to the market a spacious three bedroom town house in a sought after rural residential address, quietly tucked away whilst being a short distance to the town centre and local amenities. This mid-terraced property has truly special views over the River Avon and benefiting from mooring rights to the rear of the property. The property further benefits from an integral double garage, mooring rights and a spacious living space. **VIEWING HIGHLY RECOMMENDED.** Book your viewing today on 0121 585 6667. STUNNING VIEWS OF THE RIVER SEVERN. EPC: D

**Hicks Hadley**

**Asking Price £495,000 - Leasehold**



#### Entrance Lobby, Stairs and Landing

With staircase leading to landing and doors into:

#### W.C

Having a white low flush toilet fitted and pedestal wash hand basin with tiled splash back. Obscure double glazed window to the front elevation and central heating radiator fitted.

#### Fitted Kitchen

Having ample range of base and wall units, one and a half bowl stainless steel sink and drainer, integrated dishwasher and fridge/freezer, recess for washing machine, built in electric oven and five ring gas hob with extractor hood over. Partially tiled walls, double glazed window to the front elevation, central heating radiator fitted and eight ceiling spotlights.

#### Spacious Lounge

Double glazed window fitted to the rear elevation, French style glazed door leading to the balcony space with steps down to the rear garden space, central heating radiator fitted to the side elevation wall, electric feature fire place with surround fitted and fifteen ceiling spotlights fitted.

#### Bedroom One

Double glazed bay style window to the rear elevation with far reaching views, two large built in double wardrobes, radiator, ceiling light point and a door to:

#### Master Ensuite

A low flush WC, pedestal wash hand basin; paneled bath and a large shower cubicle. Partially tiled walls, obscure double glazed window fitted to the rear elevation and chrome towel rail radiator fitted.

#### Bedroom Two

Double glazed bay style window fitted to the front elevation and radiator fitted.

#### Bedroom Three

Fitted with bespoke wardrobe space, double glazed window to the front elevation and central heating radiator fitted to the front elevation.

#### Family Bathroom

Having white suite comprising: a low flush WC; pedestal wash hand basin; bath tub fitted, having a shower screen and mixer tap with shower head over. Partially tiled walls, chrome towel radiator and four ceiling spotlights.



#### Integral Double Garage

Having a remote controlled up and over door to front, manual roller shutter door to rear, painted concrete base, light and power points.

#### External

The property benefits from a private aspect, low maintenance space, well landscaped space with views over the River Avon; perfect for hosting or socialising.

#### Agent Notes

All main services are connected. (Gas/ Electric / Water)

Broadband/Mobile coverage- please check on link: - [/checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage)



Council Tax Band :E

EPC :D

Tenure Information: We have been informed that the property is leasehold with approximately 979 Years remaining. We have also been informed that the service charge is approximately £3815.86 per annum.

Any other Material Facts: Traditional brick build with tiled roof.

#### Vendor Note

We are informed that there are mooring rights included in the deeds of the property.

