

10 Haines Avenue

Wyre Piddle, WR10 2RQ



JONES &
ASSOCIATES

BESPOKE ESTATE AGENCY

10 Haines Avenue

Wyre Piddle, Worcestershire,
WR10 2RQ

A well presented and spacious four bedroom detached house located in the lovely village of Wyre Piddle, near in the Georgian riverside market town of Pershore.

- Four bedroom detached property.
- Kitchen / breakfast room & Utility.
- Downstairs cloakroom.
- Studio & Store Room.
- En-suite shower room to the master bedroom.
- South / West facing garden.
- Lovely village of Wyre Piddle.



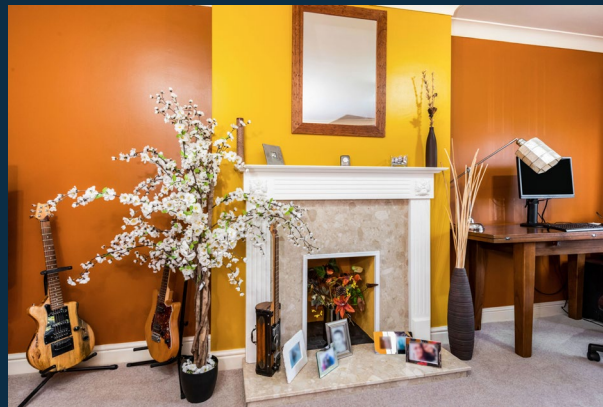
The accommodation comprises of an entrance hall with access to a cloakroom, stairs to the first floor and a cupboard, spacious living room with bay window, dining room with access to the rear garden, kitchen / breakfast room, utility room, studio and a storeroom.

To the first floor is a master bedroom with en-suite shower room, three additional bedrooms and a family bathroom.

The front of the property has a two-car driveway suitable for two vehicles, a lawn area and gated access to the rear garden.

The charming rear garden is south / west facing having a wooden decked seating area to the rear of the property, an additional gravelled seating area, lawn, various flower beds and two garden sheds. There is also gated access to the front of the property.

The property also benefits from gas fired central heating via a Worcester / Bosch system boiler, double glazing throughout and access to high-speed broadband internet.



Wyre Piddle is a lovely riverside village, with the advantage of a bypass which prevents any through traffic. This village supports the local church and the Marina. There is a village pub, excellent guest houses and a riverside walk to Pershore passing through the Wetland reserve conservation area.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and 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.

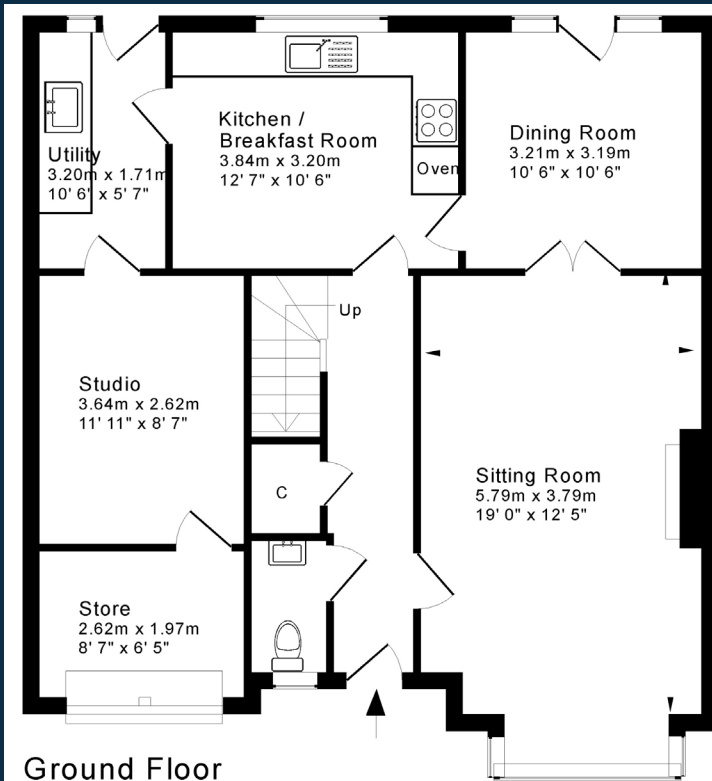


- Tenure: FREEHOLD
- EPC Rating: D
- Local District Council: Wychavon
- Council Tax band: F

Jones & Associates are a Pershore based bespoke estate agency partnered with Keller Williams, the largest real estate company in the world. We are also members of the National Association of Estate Agents - Jones & Associates, The Barn, 36 High Street, Pershore, WR10 1DP.

Jones & Associates are the highest rated estate agency in Pershore & the surrounding villages for customer service. 100% 5-star customer ratings on Google.

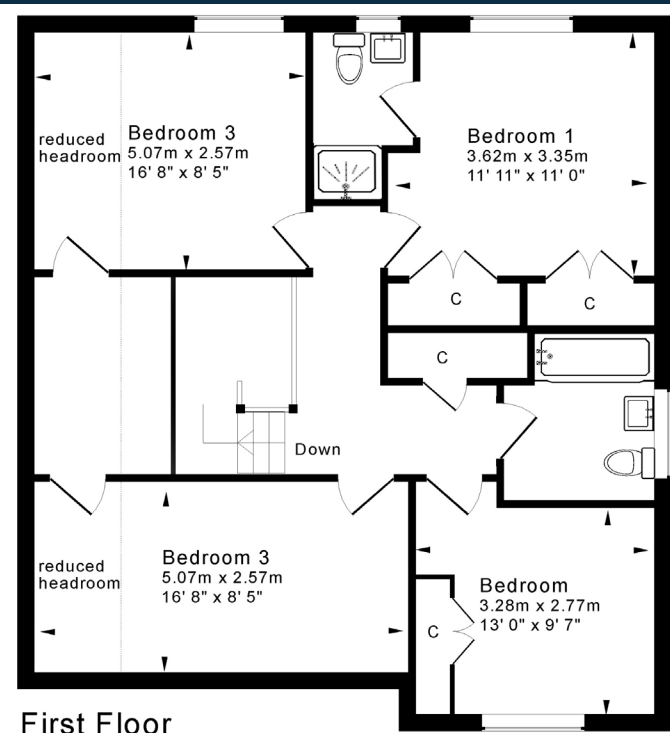




Ground Floor

Approx. Gross Internal Floor Area : 1,700 Sq. Ft. / 158 Sq. M
 Includes Conservatories, Garages, Porches etc.
 Plan Ref. 300-771j

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of text of the Particulars.



First Floor



BESPOKE ESTATE AGENCY

01386 291010

The Barn, 36 High Street,
 Pershore, WR10 1DP

JJAA.CO.UK

Important Notice. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Jones & Associates (Registered as Aston Stone Consulting Limited) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Jones & Associates nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photos & Floorplan: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	76 C
39-54	E		
21-38	F		
1-20	G		