



Avon Mill Place Pershore

£500,000

- Riverside three bedroom terraced townhouse
- Light and airy and well presented throughout
- Living room with balcony overlooking the garden and the River Avon
- Kitchen/dining room with integrated appliances
- Master bedroom with en-suite
- Double garage and parking
- Sought after location

**Nigel Poole
& Partners**

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****THREE BEDROOM HOME WITH STUNNING VIEWS TO THE RIVER AVON**** This three-storey riverside home is well presented, light and airy and is conveniently located for easy access to Pershore town centre. Entrance hall. Cloakroom; living room with balcony, access to the private garden and views to the river Avon; kitchen/dining room on the first floor. Three bedrooms; the master bedroom with en-suite and there is a family bathroom on the second floor. The double garage has access to the rear garden and the driveway has parking for two vehicles. Surrounded by beautiful countryside Pershore has independent retailers, coffee shops, Number 8 Theatre, leisure centre, public houses and restaurants.

Front

Private driveway. Communal gardens and visitor parking.

Entrance Hall

Stairs rising to the first floor. Tiled flooring. Covered radiator.

First Floor Landing

Doors to the cloakroom, living room, kitchen/dining room, storage cupboard and cupboard housing the hot water cylinder. Covered radiator. Stairs to the second floor.

Cloakroom 5' 4" x 4' 3" (1.62m x 1.29m) max

Obscure double glazed window to the front aspect. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Radiator.

Living Room 19' 6" x 12' 6" (5.94m x 3.81m)

Double glazed French door to the balcony and a double glazed window with views to the river. Two radiators.



Kitchen/Dining Room 13' 7" x 10' 7" (4.14m x 3.22m)

max

Double glazed window with shutters to the front aspect. Wall and base units surmounted by worksurface. One and a half sink and drainer with mixer tap. Tiled splashbacks. Integrated fridge freezer, washing machine, dishwasher and eye level oven. Gas hob with extractor fan over. Cupboard housing the Worcester gas boiler.



Second Floor Landing

Doors to the bedrooms and bathroom. Access to the loft (boarded with light and ladder).

Master Bedroom 14' 9" x 11' 1" (4.49m x 3.38m)

Double glazed windows to the rear with shutters. Two fitted wardrobes. Door to the en-suite. Radiator.

En-suite 8' 5" x 7' 11" (2.56m x 2.41m) max

Obscure double glazed window to the rear aspect. Panelled bath with mixer tap and hand held shower head. Shower cubicle with mains fed shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Radiator.

Bedroom Two 12' 3" x 10' 7" (3.73m x 3.22m) max

Double glazed window with shutters to the front aspect. Fitted cupboard. Radiator.

Bedroom Three 8' 8" x 6' 11" (2.64m x 2.11m)

Double glazed window with shutters to the front aspect. Radiator.

Bathroom 8' 2" x 7' 5" (2.49m x 2.26m)

Panelled bath with mains fed shower. Pedestal wash hand basin and low flush w.c. Tiled splashbacks. Radiator.

Double Garage 21' 11" x 19' 8" (6.68m x 5.99m) max

Remote controlled roller doors to the front and rear. Storage. Light and power. Water tap. Access to the garden via the roll down door and wrought iron gate.

Garden

Low maintenance private rear garden. Steps to the balcony. Gated access to the rear. Access to the garage.

Additional Information

It is understood the property is leasehold with a 999-year lease from 2002. It is understood the estate is managed by Avon Mill Residents Management Company. This company is owned by all the property owners within the estate. A service charge is calculated as a percentage of the costs of maintaining the common parts (£3454.18 per annum). The charge includes: buildings insurance; external maintenance; landscaping and tree maintenance of shared areas; electricity for lighting for communal areas. These details should be verified by the purchasers solicitor.

Council Tax Band: E

Tenure: Leasehold

Broadband and Mobile Information

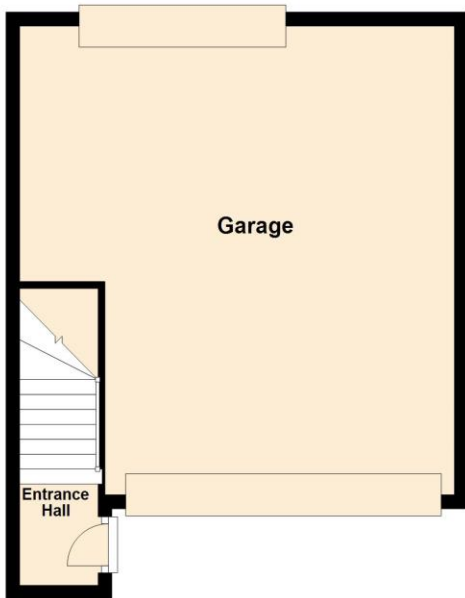
To check broadband speeds and mobile coverage for this property please visit:

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode xxx xxx



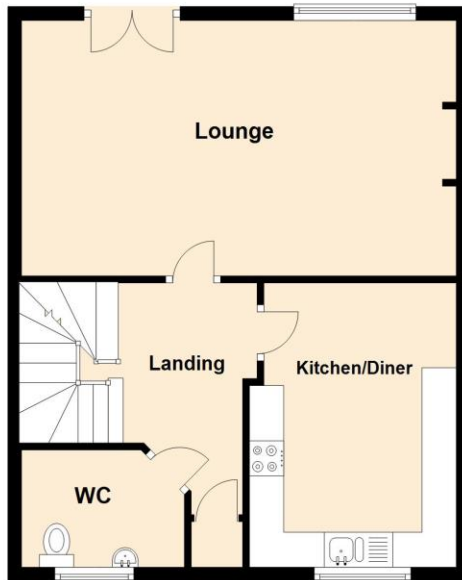


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 67 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



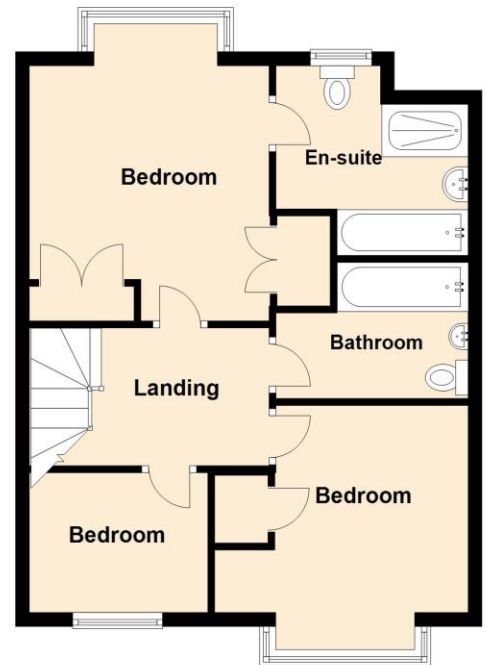
Ground Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



First Floor

Approx. 49.5 sq. metres (532.6 sq. feet)



Second Floor

Approx. 50.3 sq. metres (541.8 sq. feet)

Total area: approx. 143.4 sq. metres (1544.0 sq. feet)