

14 & 16 Broad Street,  
Persore, Worcestershire  
WR10 1AY



Telephone: 01386 555368

ESTATE AGENTS

**19 Avon Mill Place**  
**Persore,**  
**WR10 1AZ**

**For Sale**

**Price £510,000**



**A MID TERRACED 3 BEDROOM RIVERSIDE TOWN HOUSE  
SET OVER THREE FLOORS WITH SOUTH FACING  
GARDEN INTEGRAL GARAGE AND A MOORING FACILITY  
WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

**Ground Floor Entrance, Stairway To First Floor Accommodation,  
Hallway, Cloaks Cupboard, Cloak Room, Fitted Kitchen  
Breakfast Room, Lounge/Dining Room (balcony). Second Floor  
Master Bedroom (Ensuite), Two Further Bedrooms/Dressing  
Room, Bathroom, Garage, Terraced Garden, Off Road Parking.**

**Council Tax E, EPC:D(67)**

*Residential Sales Particulars*

## **19, Avon Mill Place, Pershore, Worcestershire WR10 1AZ**

### **Situation**

Avon Mill Place is a residential development created in 2002 built on the site of the old Pershore Mill. The development is now managed by the residents who maintain the high standards of the properties and the mooring facilities in the inner basin. The property accommodation is planned from the first floor having a large garage on the ground floor to facilitate the flow of the River Avon. Number 19 has a southerly aspect overlooking the mooring pontoons which are serviced and its own terraced garden. These popular properties are within walking distance of Pershore towns facilities and offer an excellent riverside home with views of the river.

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

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, bringing Birmingham to the north and Bristol to the south within commutable distance. Other main centres are Stratford-upon-Avon with the theatre and racecourse, Cheltenham with National Hunt horseracing, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre

### **Viewing**

#### **BY APPOINTMENT ONLY**

All enquiries should be made to the sole agents Bomford & Coffey. Our opening hours are 9:00am to 5:30pm Monday to Friday and 9:00am to 1:00pm Saturdays or by appointment for weekend viewings.

#### **Estate Agents Act 1991 (Misrepresentations Act 1967)**

(Conditions under which particulars are issued)

Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property.

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The living accommodation starts from the first floor.

### Property Comprises

**Entrance** Half panelled glazed front door, enclosed panelled radiator, stop tap and water meter. Ceiling light and power point, stairway with banister rail leads up to first floor.

**First Floor Hallway** with enclosed panelled radiator, inset ceiling light, coved ceiling and wall mounted thermostatic control. Power point and door chime, cloaks cupboard with automatic light. Micron Glow Worm gas central heating boiler.

**Cloak Room** comprising low flush WC, pedestal hand wash basin and ceramic tiled surrounds, panelled radiator, chrome towel rail and accessories. Front elevation opaque glazed window with Roman blind. Hot water tank cupboard housing Mega Flow hot water tank being a pressurised system.



**Kitchen / Breakfast Room** measuring overall approximately 13'9" x 10'8" (4.12m x 3.25m) maximum. Range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Integral dishwasher, one and a half bowl stainless steel single drainer sink unit with mixer tap. Front elevation double glazed windows and ceramic tiled surrounds. Ample multi socket power points, built-in oven and grill. Fitted fridge and freezer, wall mounted storage cupboards, 5- burner gas hob (Smeg) with stainless steel extractor hood over. Utensil hanging rail and magnetic knife strip. TV aerial socket, Honeywell 24-hour time control (for central heating and hot water) spice rack and cling film holders. Space for automatic washing machine, base level carousel units x 2. Timber style floor covering, inset ceiling lights and coving, blind to front window and covered panelled radiator. BT socket, serving hatch.





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**Lounge / Dining Room** measuring overall approximately 19'5" x 12'4" (5.92m x 3.76m). Covered panelled radiators, inset ceiling lights and coving, attractive fireplace with mantle shelf, hearth and electric fire inset. TV aerial socket and SKY cables, BT socket and multi socket power points. Southerly elevation double glazed windows and fully glazed double doors lead out to timber balcony with steps leading down to rear garden.



Stairway from reception hall leads up to second floor bedroom accommodation.

**Landing** having power point, ceiling light and access hatch roof void. Doors off to

**Bedroom One** measuring overall approximately 14'7" (to include bay window) x 11'1" (4.44m x 3.38m). Pedant light, double fronted wardrobe cupboards x 2, BT socket and multi socket power points. Panelled radiator and TV aerial socket. The bay window is overlooking the mooring facilities.



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**En Suite Bathroom** panelled bath with mixer tap and shower attachment, ceramic tiled surrounds, pedestal hand wash basin and low flush WC. Glazed enclosed shower cubicle with manual shower. Upright chrome towel rail / radiator, opaque double-glazed window with roman blind, extractor fan and inset ceiling lights. Large wall mirror and mirror fronted cabinet.



**Bedroom Two** measuring approximately 8'8" x 12'3" into bay window (2.64m x 3.73m). Panelled radiator, front elevation double glazed window with roman blinds. BT socket and multi socket power points, TV aerial socket. Double fronted wardrobe cupboard with shelving and rail.

**Bedroom Three / Dressing Room**

measuring approximately 8'7" x 6'9" (2.61m x 2.05m ) to include built-in wardrobe cupboards with hanging rails, shoe rack, shelving and automatic light. Dressing table with 3 drawers and side shelving. Power point, inset ceiling light and coving, front elevation double glazed window with roman blind and panelled radiator.





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**Bathroom** comprising panelled bath with mixer tap / shower attachment. Ceramic tiled surrounds, mirror fronted cabinet and pedestal hand wash basin. Low flush WC, chrome accessories, shave point and chrome radiator / towel rail, extractor fan.



**Garage** measuring approximately 19'7" x 21'6" (5.97m x 6.55m) with single electric up and over door, there is mains water tap, light and power, manual metal roller door. Heavy duty metal gated access into garden.



**Rear Garden** this terraced garden with paving stones and low maintenance gravelled areas lead down to a pedestrian gate and access to the mooring





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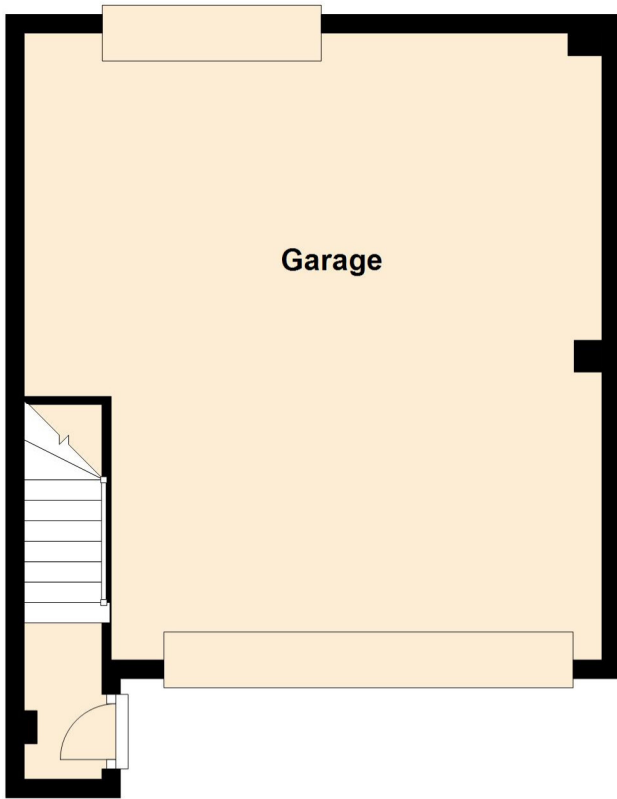
**Mooring Facility** which is divided with pontoons from the jetty, it is serviced with electricity and water.



- Services** All mains' services are connected to this property. There is gas central heating. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is leasehold.
- Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Pershore  
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band E**

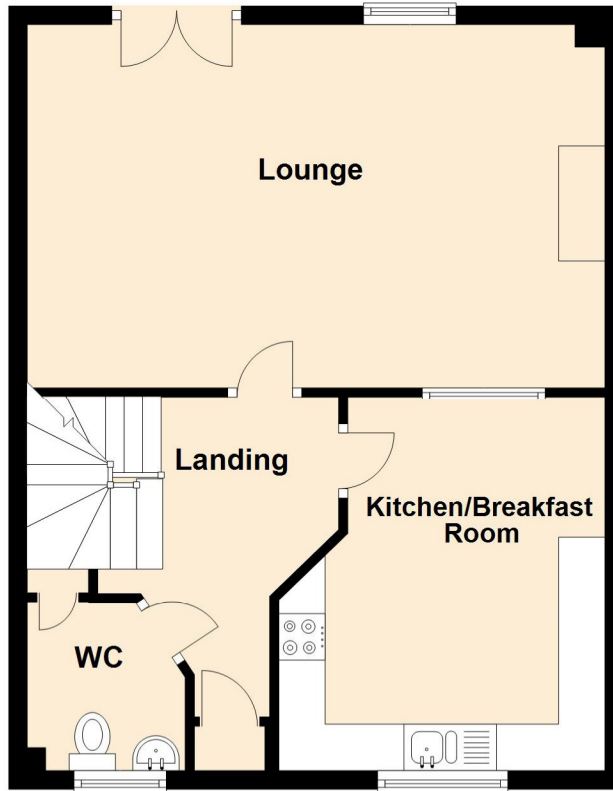
### Ground Floor

Approx. 43.3 sq. metres (466.6 sq. feet)



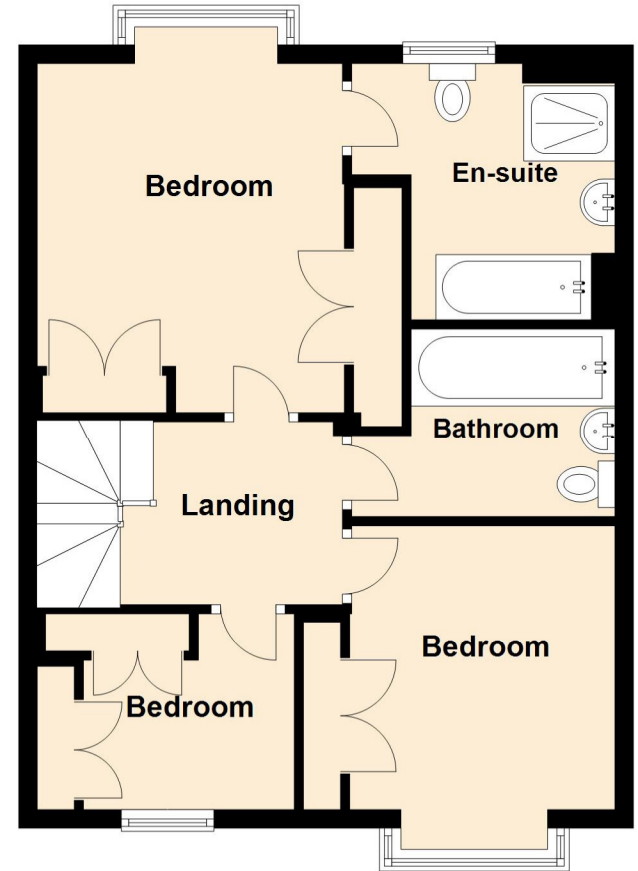
### First Floor

Approx. 50.3 sq. metres (541.2 sq. feet)



### Top Floor

Approx. 50.9 sq. metres (548.3 sq. feet)



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