



ESTATE AGENTS

14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk

5 Ryelands
Wyre Piddle
Pershore
WR10 2JG

For Sale

Price £310,000



SET IN A QUIET LOCATION AN EXTENDED TWO BEDROOM BUNGALOW WITH PLEASANT SUNNY REAR GARDEN ATTACHED GARAGE AND OFF ROAD PARKING Entrance Porch, Hallway, Extended Lounge With Dining Room, Fitted Kitchen, Two Bedrooms With Fitted Wardrobes, Bathroom, Low Maintenance Rear Garden. Sun Canopy, Garage, Front Driveway, Gas Central Heating.

Council Tax Band: C EPC: D (67)

Residential Sales Particulars

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Situation

Ryelands is a popular development within the village of Wyre Piddle with number 5 having a shared driveway with the neighbouring property being a similar bungalow, being set in this quiet location off the main Thorofare. There is entrance porch with through door into the garden and front access from the porch into the property which has been extended considerably to the rear of the lounge making a good living space overlooking the garden.

There is fitted kitchen and gas central heating, extensive wardrobes fitted to bedroom one and bedroom two has built in wardrobe cupboard, the bathroom has shower instead of a bath. There is attached garage with a sun awning on the back where there is patio area and pleasant place to sit. The garden is low maintenance and has a mature evergreen hedge at the rear.

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

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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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Property Comprises

Entrance Porch with half panelled glazed door, meter point and quarry tiled floor covering. Double glazed windows and further door to the rear. Timber front door and lantern light to

Hallway with ceiling light point, panelled radiator, cloaks cupboard with shelf and rail. Airing cupboard housing lagged hot water tank, slatted shelving and doors off to

Extended Lounge / Dining Room

Lounge measuring approximately 12'6" x 17'9" (3.81m x 5.41m) with high level opaque glazed window, pendant ceiling lights and multi socket power points, panelled radiator and Open Reach BT socket. Wall mounted thermostatic control, dimmer switch and TV aerial socket, feature fireplace surround being ornamental with electric fire inserted, gas point and archway through to

Dining Room measuring approximately 13'9" x 10'5" (4.19m x 3.17m) with double panelled radiators, ceiling light and coving. Sliding patio door with side panel into garden with vertical blinds, ample power points and further side door to the rear



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Kitchen measuring approximately 9'10" x 7'4" (2.99m x 2.24m) with rear elevation windows with roller blind, fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. One and a half bowl stainless steel sink unity with mixer tap. Patterned ceramic tiled surrounds and wall mounted storage cupboards. 4-burner gas hob with extractor filter fan over. Multi socket power points, wall mounted Vaillant gas boiler with 24-hour time control. Electric oven with grill, upright larder cupboard and plumbing for automatic washing machine. Space for dryer and space for fridge, shelving and ceiling light point.



Bedroom One measuring approximately 9'4" x 12'2" (2.84m x 3.71m) with built-in wardrobe cupboards partially mirror fronted, with sliding doors and double fronted cupboards having shelves and rail. TV aerial socket, BT extension point and panelled radiator. Front elevation window, light and power points

Bedroom Two measuring approximately 8'9" x 9'9" (2.637m x 2.97m) with front elevation bay window, panelled radiator, built-in wardrobe cupboard with rail and shelf. Consumer unit, light and power points.



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Bathroom with built in vanity unit and wash basin, wall mirror and light points, low flash WC, glazed screen to shower cubical, upright panelled radiator, opaque glazed window.



Outside the Property

To the front there is driveway and turning space, bin store and garden area. To the rear there is paved patio and stocked borders and mature evergreen hedge, mains cold water tap and attached sun canopy (electric) to the back of the garage. There is also access into the garage from the rear and from the front porch.



Attached Garage measuring internally 17' x 8'9" (5.18m x 2.67m) maximum with light and power, single up and over door and rear courtesy door.

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- 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 freehold.
- Local Authority:** Wychavon District Council,
The Civic Centre,
Station Road,
Persnore
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band D**

Ground Floor

Approx. 91.4 sq. metres (984.1 sq. feet)



Total area: approx. 91.4 sq. metres (984.1 sq. feet)