

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



Telephone: 01386 555368

ESTATE AGENTS

Long View
1A Northend
Pinvin
WR10 2LD

For Sale

Price £375,500



A MODERN WELL PRESENTED DETACHED FAMILY HOME WITH QUALITY FIXTURES AND FITTINGS UNDERFLOOR HEATING AND OAK FLOOR COVERING SET IN PLEASANT GARDEN WITH RURAL VIEWS AND A DETACHED TIMBER DOUBLE GARAGE.

Entrance Porch, Hallway, Cloakroom, Lounge, Good Sized Kitchen/Dining Room, Utility Room, Three Bedrooms, One En-Suite, Family Bathroom, Detached Double Garage, Pleasant Gardens, Gas Central Heating.

Council Tax: D, EPC: B (82)

Residential Sales Particulars

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Situation

Pinvin is a popular residential village close to educational facilities and Pershore Town. Northend has rural outlooks to the rear and Long View being built approximately 6 years ago is a detached and well-constructed house with modern fixtures and fittings, oak floor coverings on the ground floor and underfloor heating. The insulation is good with double glazing and the front entrance porch together with the bifold doors to the rear from the good-sized fitted kitchen/dining room. On the first floor the master bedroom has an En-suite and there is further family bathroom and two further bedrooms. Internally there is good natural light and the bifold lead into the garden which is pleasantly landscaped and has gated access to gravelled hardstanding and the detached double garage which is connected to power.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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 south west, the north east, 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 major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

Viewing

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

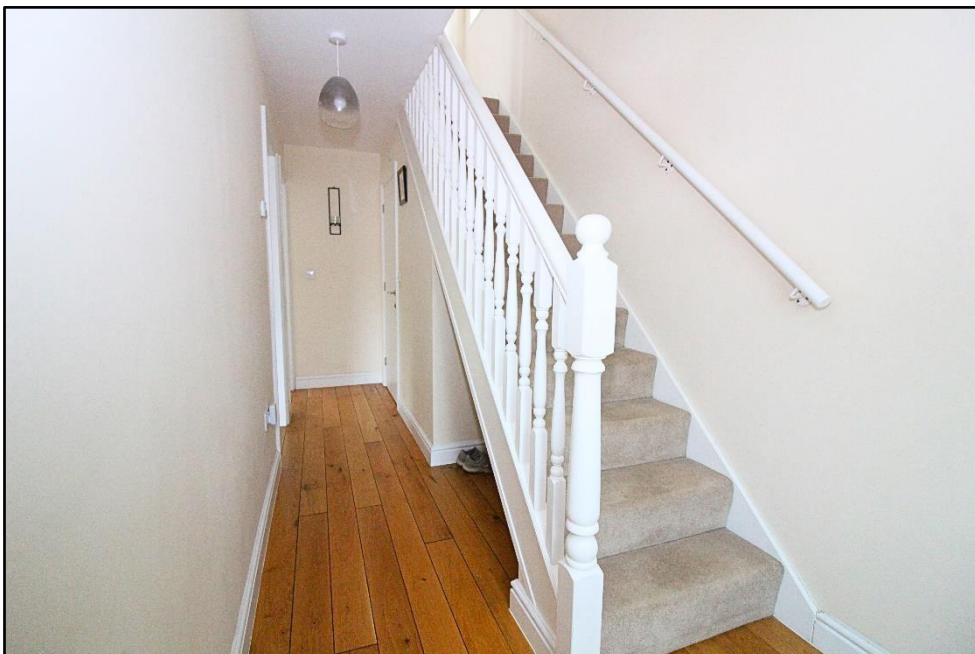
Picket fence and pedestrian gate to front garden with paved pathway to

Entrance Porch measuring approximately 4'9" x 6'3" (1.45m x 1.90m) with double glazed panels, half panelled glazed front door and terracotta tiled floor covering. Wall light point and coat hooks on rail to



Entrance Door being opaque panelled glazed with security lock into

Hallway with oak floor covering, under floor heating, pendant lights and multi socket power point. Under stair storage area, stairway to first floor and doors off to



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Cloak Room with pedestal hand wash basin with splashback, glazed shelf and circular wall mirror, towel ring. Low flush WC and extractor fan, ceiling light and further oak floor covering with underfloor heating.

Lounge

measuring approximately 11'4" x 14'6" (3.45m x 4.42m) with front and side elevation double glazed windows, ceiling light and fitted electric log-effect fire. TV aerial socket, multi socket power points, Open Reach master BT socket. Wall mounted thermostatic control for underfloor heating.



Kitchen / Dining Room measuring overall approximately 23' x 10'10" (7.01m x 3.30m) Kitchen measurement: 13'2" x 11'4" (4.09m x 3.45m) with underfloor heating to oak covered flooring, range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Integrated dishwasher, one and a half bowl stainless steel sink unit with mixer tap and base level storage cupboards with carousel unit and pan drawers. Ceramic 4-ring hob (induction) with oven and grill under. Wall mounted storage cupboards, stainless steel extractor hood and partial ceramic tiled surrounds, independent dresser-style fitted unit with work top surface, base level fridge / freezer with display cabinets over. Wine rack. Inset ceiling lights, and dual aspect windows.



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Dining Area: separate measurement of 9'2" x 11', (2.79m x 3.35m) ample multi socket power points, continuation of the timber floor covering with underfloor heating, separate wall mounted thermostat. Rear elevation bi-fold doors with blinds and ceiling light point.



Utility Room measuring approximately 5'7" x 13'3" (1.70m x 4.04m) with ceiling light and timber floor covering. Thermostatic control for underfloor heating. Drayton 24-hour time control for central heating and hot water. Enclosed gas boiler with further storage and base level storage cupboards. Work top surface with single drainer stainless steel sink unit and mixer tap. Integral washing machine and tumble dryer. Useful upright larder cupboard, partial ceramic tiled surrounds and modern wall mounted consumer unit



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From the hallway, staircase with banister rail and balustrading leads up to first floor

Landing with opaque glazed window, Roman blind and pendant lights. Access hatch to roof void. Independent wall mounted thermostat, multi socket power points. Linen cupboard housing ample slatted shelving

Bedroom One measuring overall approximately 11' 1" x 13' 3" (3.38m x 4.04m) with dual aspect double glazed windows with open views. Double panelled radiator (TRV), multi socket power points and built-in double fronted wardrobe cupboards with hanging rails.



En-suite Shower Room

comprising low flush WC, pedestal hand wash basin with co-ordinated splashback and mixer tap. Circular mirror over and cabinet, shaver point and light. Upright chrome radiator / towel rail, ceramic floor covering and glazed screen to shower cubicle, being fully tiled and having manual temperature control with shower head on wall bracket. Inset ceiling lights, extractor fan, Velux roof light window.



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Bedroom Two measuring approximately 8'5" x 9'8" (2.56m x 2.95m) minimum with front elevation double glazed window, panelled radiator (TRV), pedant light and double fronted wardrobe cupboard with automatic light and having shelf and hanging rail. Built-in drawers.



Bedroom Three measuring approximately 10'1" x 7'5" (3.07m x 2.26m) with double glazed window, panelled radiator (TRV), multi socket power points, pendant light and fitted wardrobe cupboard with hanging rail, shelf and independent automatic light.



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Bathroom comprising panelled bath, glazed shower screen with plumbed in shower with shower head on wall bracket having manual control. Pedestal hand wash basin, ceramic floor covering, co-ordinated splashback and glazed self with circular mirror. Wall mounted chrome towel rail / radiator. Low flush WC and opaque glazed window with roller blind. Extractor fan and inset ceiling lights.



Outside the Property

To the left hand side of the house there is vehicular right of way to the 5-bar timber double gates which lead into the rear garden, with gravelled hardstanding and turning space.



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Detached Timber Framed Double Garage measuring internally approximately 16'5" x 16'7" (5.00m x 5.05m) maximum with solid timber beams and gladded timber feathered edged boards over concrete base, connected to light and power and having individual double doors.



Services All mains services are connected to this property. 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