



ESTATE AGENTS

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38 Mill Lane Close
Pershore
WR10 1PP

For Sale

Price £189,950



**AN END-TERRACED THREE BEDROOM FAMILY HOME IN GOOD
LOCATION WITH AMPLE OFF-ROAD PARKING, DETACHED
GARAGE AND WITHIN WALKING DISTANCE OF EDUCATIONAL AND
TOWN FACILITIES**

IN NEED OF MODERNISATION

**Canopied Entrance, Hallway, Cloakroom, Lounge, Separate Dining Room,
Kitchen, Good Sized Landing, Three Double Bedrooms, Bathroom, Enclosed
Rear Garden, Detached Garage, Open Frontage, All Main Services**

EPC : C (74) COUNCIL TAX : C

Residential Sales Particulars

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Situation

Number 38 is set within this popular residential area of similar properties. This family home occupies a prominent end-terraced open position with large frontage, ample off-road parking and an enclosed rear garden. The property is well planned with good sized rooms and good natural light. The house is in need of refurbishment and modernisation.

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

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

Canopied Entrance with exterior meter boxes, colour pattern glazed front door with security lock into

Hallway with cloaks cupboard, housing fuse box and consumer unit. Panelled radiator, pendant light. Further storage cupboard with shelving. BT point. Doors off to

Cloak Room with low flush WC, wall mounted hand wash basin and pull cord light switch.

Front Lounge measuring overall approximately 11'4" x 17'4" (3.45m x 5.28m) maximum with dual aspect double glazed windows, panelled radiators, pendant lights, power points and TV aerial socket.



Kitchen measuring approximately 10'6" x 8'4" (3.20m x 2.54m) with panelled glazed rear access door and panel window. Pendant light, fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Cooker point, single drainer stainless steel sink unit with mixer tap and base level fridge. Plumbing for automatic washing machine, wall mounted storage cupboards and ceramic tiled surrounds. Extractor filter fan, multi socket power points and space for upright fridge / freezer.



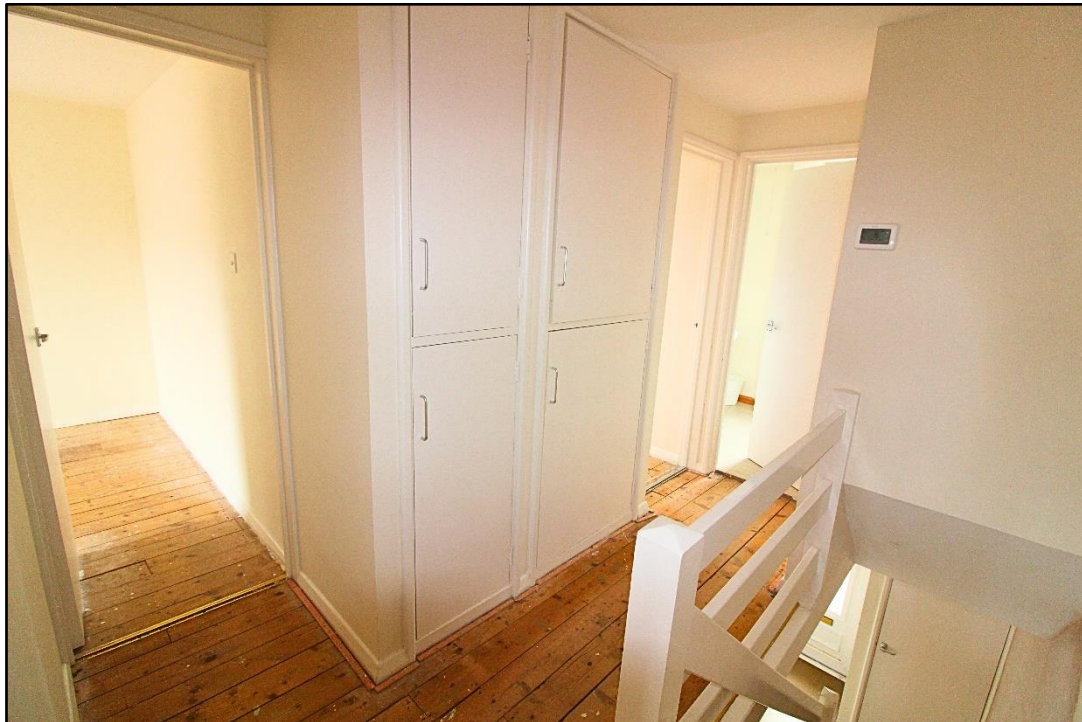
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Dining Room measuring approximately 11'8" x 8'9" (3.56m x 2.67m) with rear elevation window, panelled radiator, light and power points.



Stairway from hall leads up to first floor

Landing with access hatch to roof void. Boiler cupboard with Baxi gas boiler and slatted shelving. Further storage cupboards and over stairs cupboard.



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Bedroom One measuring approximately 8'4" x 13'6" (2.54m x 4.11m) with dual aspect windows, pendant light and panelled radiator.



Bedroom Two measuring approximately 15'5" x 8'4" (4.70m x 2.54m) with rear elevation window, panelled radiator, pendant light and power points.



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Bedroom Three measuring approximately 8'9" x 12'6" (2.67m x 3.82m) with rear elevation window, panelled radiator, pendant light and power points.



Bathroom comprising low flush WC, pedestal hand wash basin and panelled bath with Mira Sport shower over and ceramic tiled surrounds. Front elevation opaque glazed window. Ceramic floor covering and upright towel rail / radiator, pull cord light switch

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Outside the Property

Detached Garage measuring internally approximately 17'7" x 8'2" (5.36m x 2.49m) with rear elevation window, up and over door, power supply connected from the house. The garage has a second driveway with off road parking.



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Rear Garden with paved patio and lower lawned area having borders enclosed by brick wall.

To the front of the property there is driveway with ample off-road parking, front paved patio and gated access into the rear garden. Raised borders and open lawned area to the front.



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,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band C