



**ESTATE AGENTS**

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**2 Abbey View Road,**  
**Pinvin,**  
**Pershore,**  
**Worcestershire,**  
**WR10 2DS**

**For Sale**

**Price £265,000**



**A MODERNISED AND WELL PRESENTED THREE BEDROOM SEMI-DETACHED PROPERTY PROVIDING AMPLE FRONT PARKING PLUS GATED VEHICULAR ACCESS TO THE REAR GARDEN, GAS CENTRAL HEATING, DOUBLE GLAZING AND EASY ACCESS TO ALL MAIN CENTRES.**

**Canopied Entrance, Hallway, Lounge, Kitchen/Breakfast Room, Utility Room, Cloakroom, Three Good Sized Bedrooms, Fitted Wardrobes, Modern Bathroom, Good Sized Rear Garden.**

**EPC: D (67)**

**COUNCIL TAX BAND: B**

*Residential Sales Particulars*

## **2 Abbey View, Pinvin, Pershore, WR10 2DS**

### **Situation**

Number 2 Abbey View, is approached off the A44 with ample front parking/turning space, together with access gates into the rear garden. This property has been the subject of much improvement by the present Vendor, totally modernising this property and now being well presented for occupation with no ongoing chain.

The kitchen/breakfast room is well equipped with appliances and a five-burner gas hob. There is utility room and cloak room to the rear, there is good sized lounge, with access into the garden. On the first floor there are three bedrooms, one with fitted wardrobes and a modern bathroom suite.

The property has double glazing and gas central heating with radiators throughout the property.

Pershore Town is within walking distance, together with educational facilities for all age groups and local supermarkets. There is Pershore Railway Station for communication to Evesham and Worcester.

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 seven miles away 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.

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.

### **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.

## **2 Abbey View, Pinvin, Pershore, WR10 2DS**

### **Property Comprises**

#### **Canopied Entrance**

Modern composite front door with security lock and opaque glazed panel into

**Hallway** with colourful Chinese slate floor covering and through to the kitchen. ceiling light, alarm system, stairway to first floor light oak doors off to

**Lounge** measuring approximately 10'9" x 16'9" (3.32m x 5.15m) with front elevation double glazed windows with roller blind, panelled radiators, engineered oak floor covering and inset ceiling lights, coving. Timber mantle shelf over open fireplace with granite hearth. Ample multi socket power points, lamp light sockets, BT sockets and rear elevation fully glazed door with Roman blind into garden.





## **2 Abbey View, Pinvin, Pershore, WR10 2DS**

**Kitchen / Breakfast Room** measuring approximately 15'2" x 9'3" (4.63m x 2.83m) with slate floor covering, range of fitted kitchen units comprising laminated work top surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap. Built-in dishwasher, base level fridge and freezer. 5-burner gas hob top with splash back and co-ordinated cooker hood in stainless steel. Ample multi socket power points, USB chargers, built-in oven with grill having microwave over and storage cupboards above and below. Upright larder cupboard and wall mounted storage cupboards. Inset ceiling lights, TV aerial socket. Breakfast area. Rear elevation double glazed window with roller blind, front elevation window. Panelled radiator (TRV) and rear light oak door leading into



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### **Utility Room**

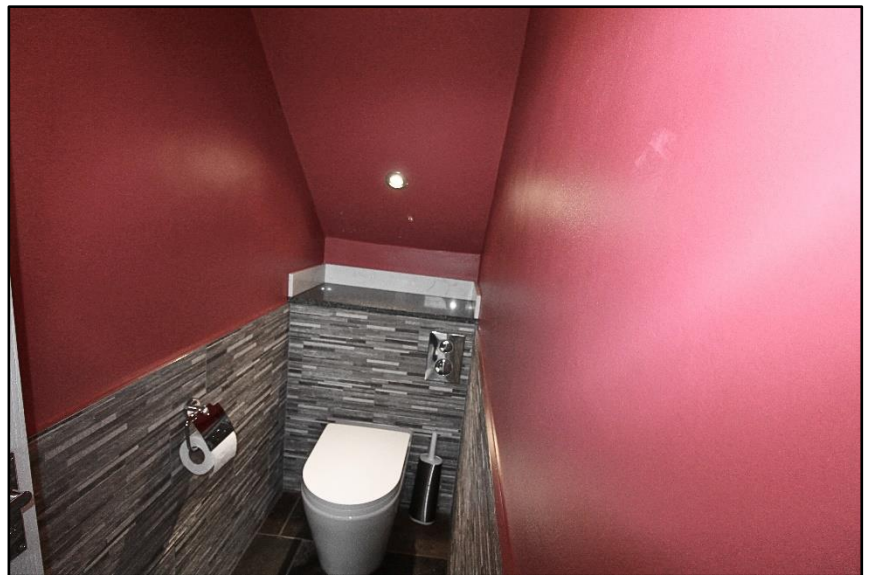
with half panelled glazed UPVC rear access door into garden, window and panelled radiator, slate floor covering and work top surface. Stainless steel sink with mixer tap, multi socket power points. Plumbing for automatic washing machine and wall mounted consumer unit. Inset ceiling lights and door into



### **Cloak Room**

Comprising concealed cistern low flush WC, slate floor covering, ceiling light and inset ceiling lights.

From the hallway stairway with banister rail leads up to first floor.



### **Landing**

with rear elevation double glazed window with roller blind and open countryside views. Inset ceiling lights. Large access hatch to loft void with fitted ladder, being boarded and having light point (useful storage). Panelled radiator, wall mounted thermostatic control for under floor heating in bathroom.



## **2 Abbey View, Pinvin, Pershore, WR10 2DS**

**Bedroom One** measuring approximately 9'9" x 10'9" (3.01m x 3.32m) with front elevation double glazed window with roller blind. Panelled radiator (TRV), ceiling light point, multi socket power points and BT point.



**Bedroom Two** measuring approximately 10'2" x 8'8" (3.10m x 2.68m) minimum with built-in wardrobe cupboards with internal storage drawers and hanging rail. Airing cupboard over stair well with slatted shelving. TV point, ceiling light point and multi socket power points with USB chargers. Panelled radiator (TRV) and front elevation window with roller blind.



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**Bedroom Three** measuring approximately 7'8" x 6'6" (2.37m x 2.01m) with multi socket power points, TV aerial socket for wall mounted TV. Pendant light and rear elevation double glazed window with roller blind. Panelled radiator with TRV.



**Modern Fitted Bathroom** comprising curved bath, with shower screen and plumbed in shower with shower head having manual temperature control. Ceramic tiled surrounds, glazed shelf and shaver point. Vanity unit with hand wash basin, mixer tap and concealed unit low flush WC. Base level storage cupboards. Wall mirror, toothbrush holder and mug holder. Soap dispenser and opaque double glazed window with roller blind. Extractor fan, inset ceiling lights and circular wall mirror. Pull cord light switch, under floor heating and upright chrome towel rail/radiator.





## **2 Abbey View, Pinvin, Pershore, WR10 2DS**

### **Outside the Property**

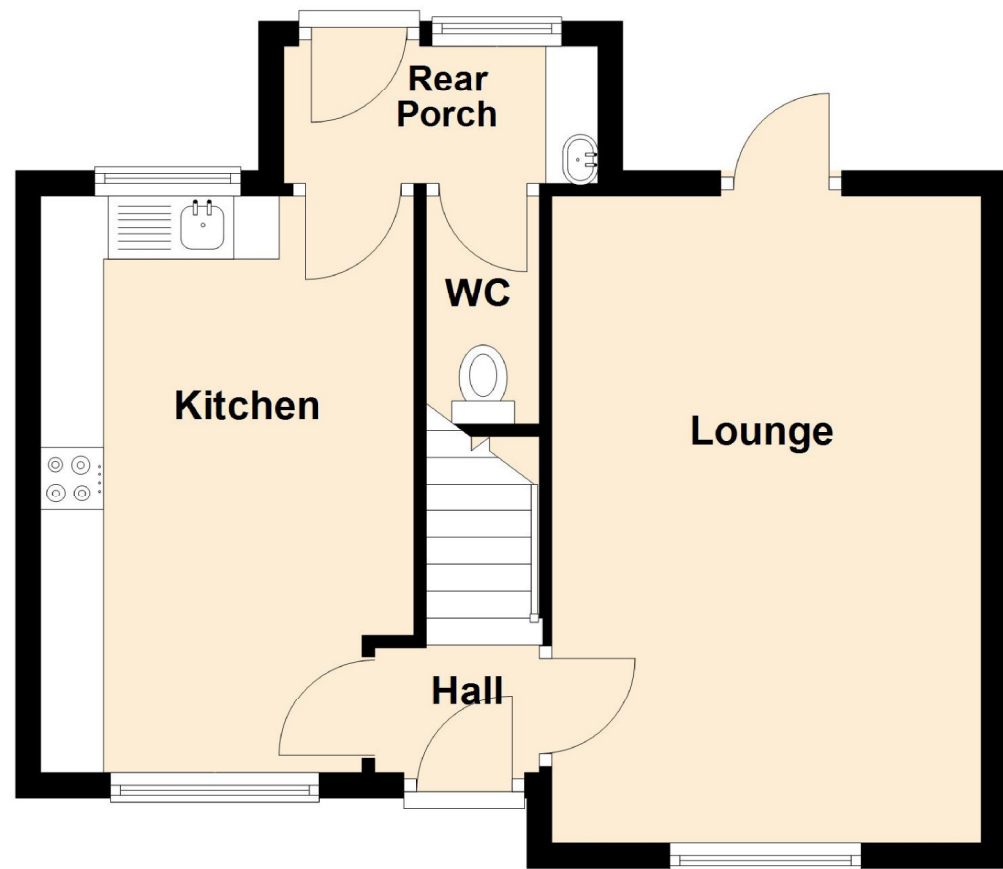
To the front there is gravelled driveway with ample off-road parking. There is double gated access (with lock) to paved rear terrace, providing further off-road parking. There is a brick garden store and retaining gravel board raising border to the predominately lawned rear garden. Within this area. There are raised vegetable areas, a timber garden store and decking providing sitting area. The garden is enclosed by closed boarded fence. There are outside sensor lights, rear gas and electric meter points, there is car charging facility and external power point.





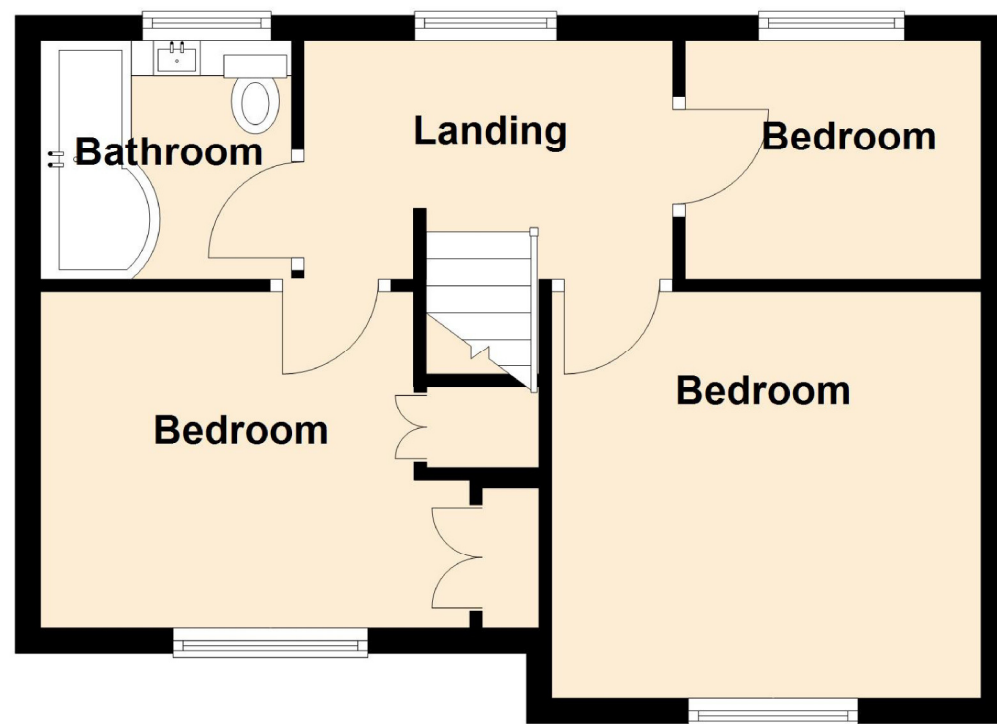
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<b>Services:</b>	All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
<b>Fixtures &amp; Fittings:</b>	Only those items specified in these details are included in the sale of the property.
<b>Tenure:</b>	The property is freehold
<b>Local Authority:</b>	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT      Telephone 01386 565000
<b>Council Tax:</b>	<b>Band B</b>



### Ground Floor

Approx. 39.3 sq. metres (423.3 sq. feet)



### First Floor

Approx. 36.8 sq. metres (395.7 sq. feet)

Total area: approx. 76.1 sq. metres (819.0 sq. feet)