



ESTATE AGENTS

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7 Ryelands
Wyre Piddle
Pershore
WR10 2JG

For Sale

Price £325,000



A LINK DETACHED TWO BEDROOM WELL PLANNED & EXTENDED BUNGALOW SITUATED IN A SMALL DEVELOPMENT WITHIN THIS POPULAR RIVERSIDE VILLAGE.

Extended Porch, Hallway, Two Double Bedrooms, Generous Lounge, Dining Room, Fitted Kitchen, Bathroom, Attached Garage, Off-Road Parking, Shared Driveway.

Council Tax Band: D

EPC: B (81)

Residential Sales Particulars

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Situation

Ryelands is a development set off the Main Street, being of similar properties and houses within the village, which is approximately 2.5 miles from Pershore town centre. Wyre Piddle now has a bypass so preventing traffic travelling through the village, making a significant difference to the village popularity. There is local public house, guest houses and river frontage, a marina and a footpath that takes you to Avon Meadows Community Wetland where is natural wildlife, before reaching Pershore Football club and the Riverside Leisure Centre.

Number 7 Ryelands, has a shared driveway off the main development road, on the left-hand side, identified by our for-sale board, this leads up to the bungalow and parking in front of a single good-sized garage. There is lean to extended front porch into a reception hall, with doors off to two good-sized bedrooms, the main sitting room and the dining room extension. There is fitted kitchen overlooking the garden and a fitted bathroom, with walk in shower. Outside the property to the rear there is enclosed manageable garden. The garden can also be accessed from the extended porch.

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.

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)

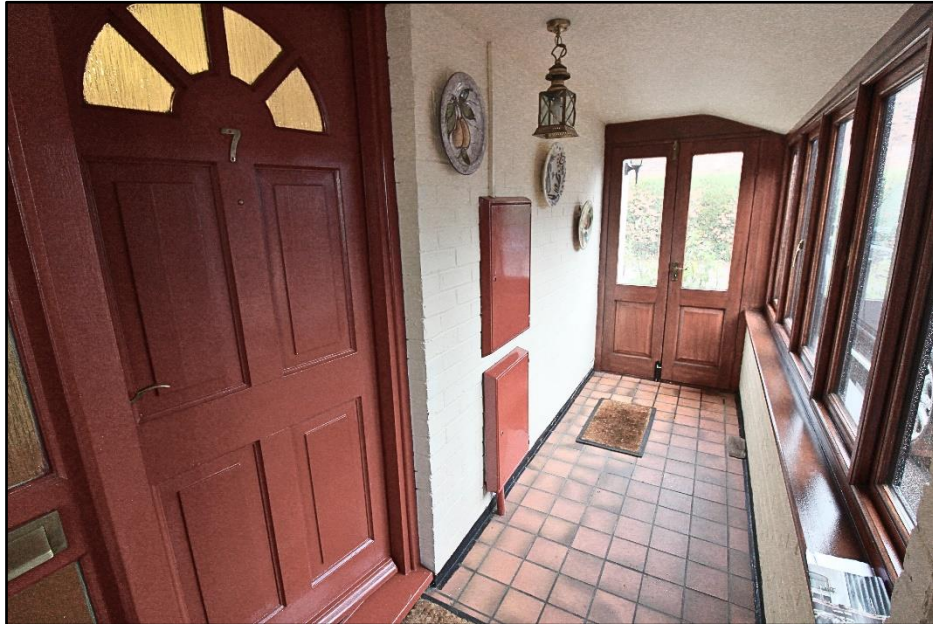
Messrs Bomford & Coffey for themselves and for the vendors of this property whose agents they are, give notice that these particulars, though believed to be correct do not constitute part of an offer or contract, that all statements in these particulars as to this property are made without responsibility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

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Property Comprises

Entrance with double doors being half panelled glazed into

Extended Porch with quarry tiled floor covering, double glazed windows, opaque half glazed rear double doors into garden. Ceiling light, meter points and timber front door, spy-hole and security lock into



Hallway with engineered oak floor covering, panelled radiator, BT point. Airing cupboard housing lagged hot water tank and slatted shelving. Cloaks cupboard with shelf and rail.
Doors off to



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Lounge measuring overall approximately 17'7" x 12'9" (5.39m x 3.93m) with coved ceiling, pendant light and opaque glazed windows. Feature exposed brick open fireplace with wood burning stove inset and timber beam over. Two double panelled radiators, multi socket power points and TV aerial socket.



Rear extension through to

Dining Room measuring approximately 8'6" x 11'6" (2.62m x 3.53m) into bay window with fitted window seat, double glazed window panels, wall light point. Double panelled radiator and half panelled glazed timber stable door into garden.



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Kitchen

measuring approximately 9'10" x 7'3" (2.77m x 2.22m) with range of fitted kitchen units with work top surfaces, drawers and storage cupboards under. 4-ring electric ceramic hob top, pull out extractor hood over, wall mounted storage cupboards, ceramic tiled surrounds and multi socket power points. BT point, single drainer one and a half bowl stainless steel sink unit with mixer tap and plumbing for automatic washing machine. Panelled radiator. Wall mounted Worcester gas central heating boiler (also serving hot water), extractor fan, ceiling light and built-in oven and grill. Integral fridge and freezer, rear elevation double glazed windows overlooking garden and wall mounted 24-hour time control for heating and hot water.



Off the hallway

Bedroom One

measuring approximately 12'5" x 9'8" (3.81m c 2.98m) with built-in mirror fronted wardrobe cupboards, front elevation double glazed window, panelled radiator, TV aerial point. Ceiling light point and power points.



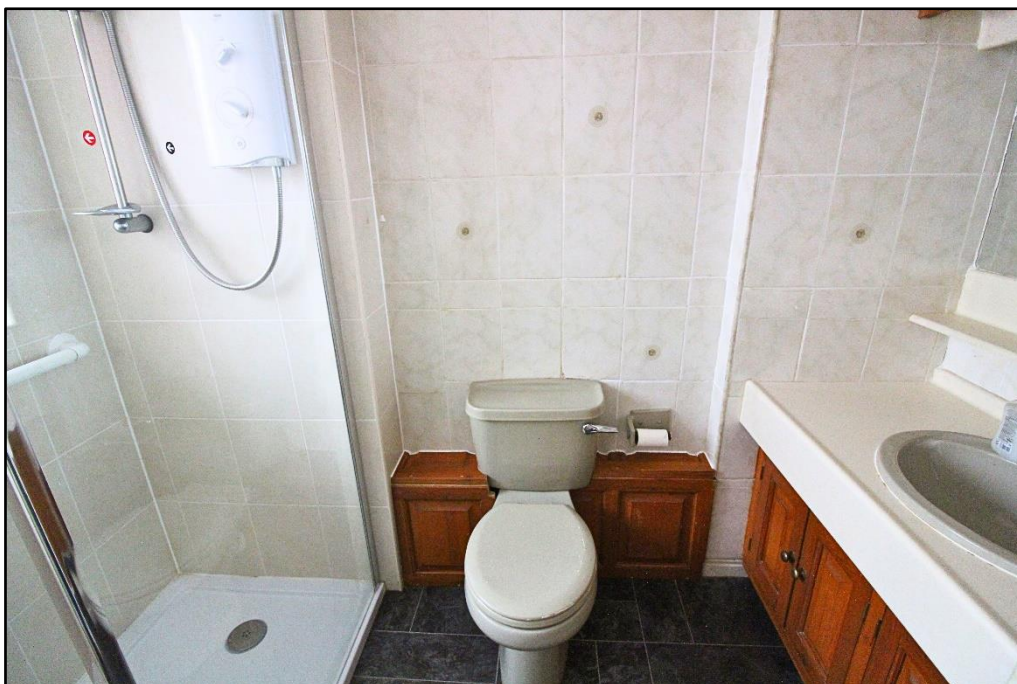
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Bedroom Two measuring approximately 9'9" x 9' (3.01m x 2.74m) with front elevation double glazed bay window, panelled radiator, light and power points, built-in wardrobe cupboard.



Off the hallway, there is

Bathroom with walk-in shower, with Mira Sport electric shower, opaque glaze window, grab rails and low flush WC. Vanity unit hand wash basin with fitted mirror, pelmet light and storage cupboards over, base level storage cupboards. Extractor fan, upright towel rail / radiator, towel ring and shaver point.



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Outside Property

To the rear there is brick paved patio, stocked borders, magnolia tree and evergreens. There is an outside tap. From the extended porch there is access into the garden, with bricked paved walkway. Within the rear garden there is covered store area, specimen plants and shrubs to this seasonal garden. the aspect is south west and enclosed, with a pedestrian side gate to the north side of the bungalow to the front.



Attached Garage measuring approximately 18' x 8'9" (5.48m x 2.71m) connected to power, there is loft access and wall shelving.

To the front of the property, the driveway is shared with the neighbouring bungalow and there is gravelled frontage to the property with roses and spring plants.

Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.
The property benefits from solar panels on the roof which generate an annual income.

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 D**



Ground Floor

Approx. 90.8 sq. metres (977.8 sq. feet)

Total area: approx. 90.8 sq. metres (977.8 sq. feet)