



Avalon 25c High Street, Pershore

Pershore

Guide Price **£475,000**



Avalon 25c High Street

Pershore, Pershore

- NO ONWARD CHAIN - A beautifully presented and contemporary three-bedroom cottage, ideally positioned in the very heart of Pershore town centre.
- Parking for two cars
- Exceptionally well-finished accommodation throughout, combining modern styling with a practical and versatile layout across two floors
- Impressive open-plan living/dining room measuring approximately 23'5 x 16', creating a superb space for both everyday family living and entertaining guests
- Spacious and contemporary kitchen/breakfast room fitted to a high specification with a comprehensive range of units and integrated appliances
- Generous principal bedroom complemented by a stylish en-suite shower room, providing a comfortable and private retreat
- Luxurious family bathroom fitted with both a bath and separate shower cubicle, finished in a contemporary style
- Underfloor heating throughout the ground floor, alongside gas central heating and double glazing, ensuring comfort and efficiency year-round
- Private and secluded landscaped rear garden together with allocated parking for two vehicles.

A beautifully presented and contemporary three-bedroom cottage, finished to an exceptional standard throughout and ideally positioned in the very heart of Pershore town centre. Offering stylish and versatile accommodation across two floors, the property further benefits from a private landscaped garden and parking for two vehicles, a rare and highly desirable feature for such a central location.

Conveniently situated just moments from Pershore High Street, the property enjoys immediate access to an excellent range of independent shops, cafés, restaurants and local amenities, whilst still retaining a private and secluded feel.

The accommodation is both spacious and thoughtfully designed, beginning with a welcoming entrance hall and cloakroom. The heart of the home is the impressive open-plan living/dining room measuring approximately 23'5 x 16', creating an ideal space for both everyday living and entertaining. The room is light and airy, with stairs rising to the first floor and ample space for both seating and dining areas.

The spacious and contemporary kitchen/breakfast room has been finished to a high specification and features a comprehensive range of fitted units alongside integral appliances including a double electric oven, gas range hob, fridge/freezer and dishwasher. The kitchen also provides ample space for informal dining and overlooks the garden.



To the first floor, the landing gives access to three well-proportioned bedrooms. The principal bedroom benefits from a modern en-suite shower room, whilst bedroom two is currently arranged as a dressing room, offering flexibility for a variety of uses including a home office or guest bedroom. Bedroom three is another comfortable and well-presented room. Completing the first floor is the stylish family bathroom, fitted with both a bath and separate shower cubicle.

Further benefits include gas central heating, underfloor heating throughout the ground floor and double glazing throughout, ensuring comfort and efficiency year-round.

Externally, the property enjoys a private and secluded rear garden, ideal for outdoor dining and relaxation. In addition, the property offers allocated parking for two vehicles, an increasingly rare advantage within central Pershore.

This is a superb opportunity to acquire a high-quality home in one of Pershore's most convenient and sought-after locations.

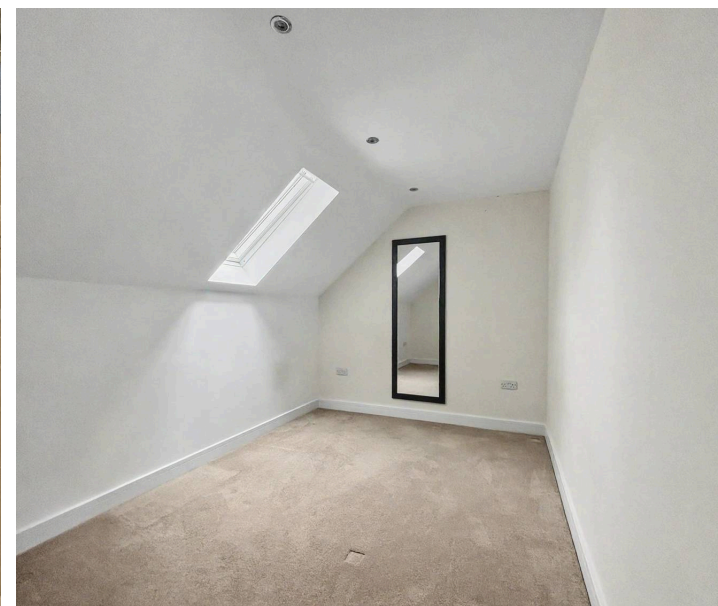
The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and leisure complex. The River Avon runs to the east of the town lending itself to scenic walks and leisure pursuits. There are two medical centres, a hospital and town library, together with excellent educational facilities within the area. Pershore also benefits from Number 8, a volunteer-run community venue offering theatre activities, cinema, ballet and yoga classes, forming an integral part of Pershore community living.

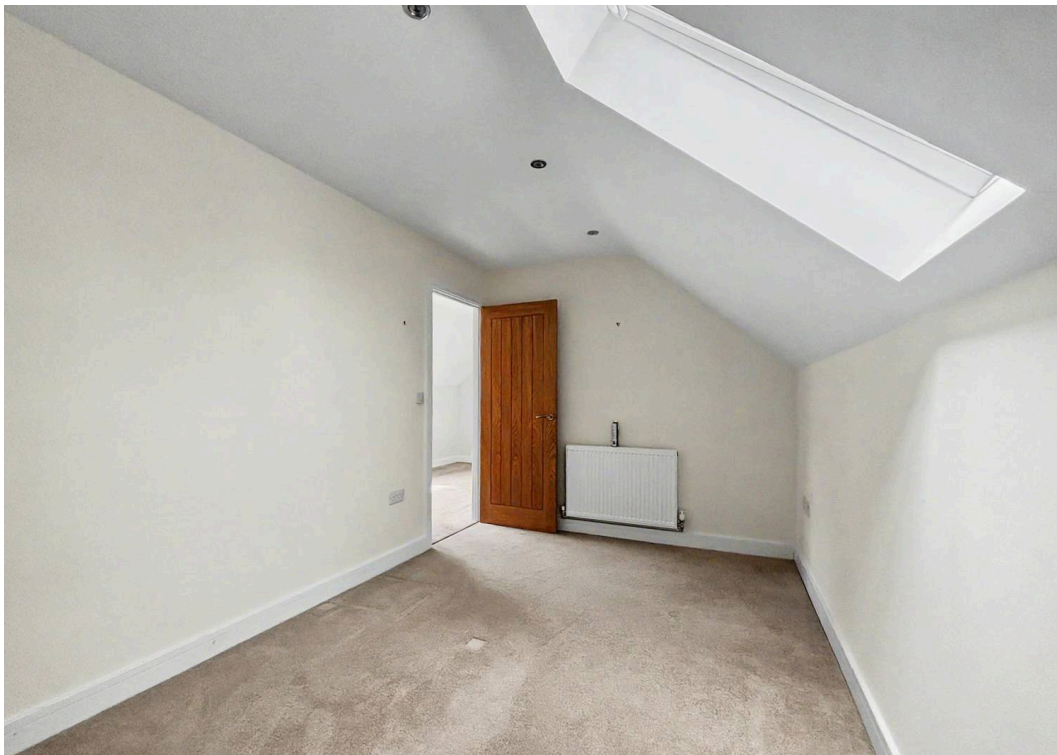
Tenure: Freehold

Local District Council: Wychavon

Council Tax Band: E

EPC Rating: B

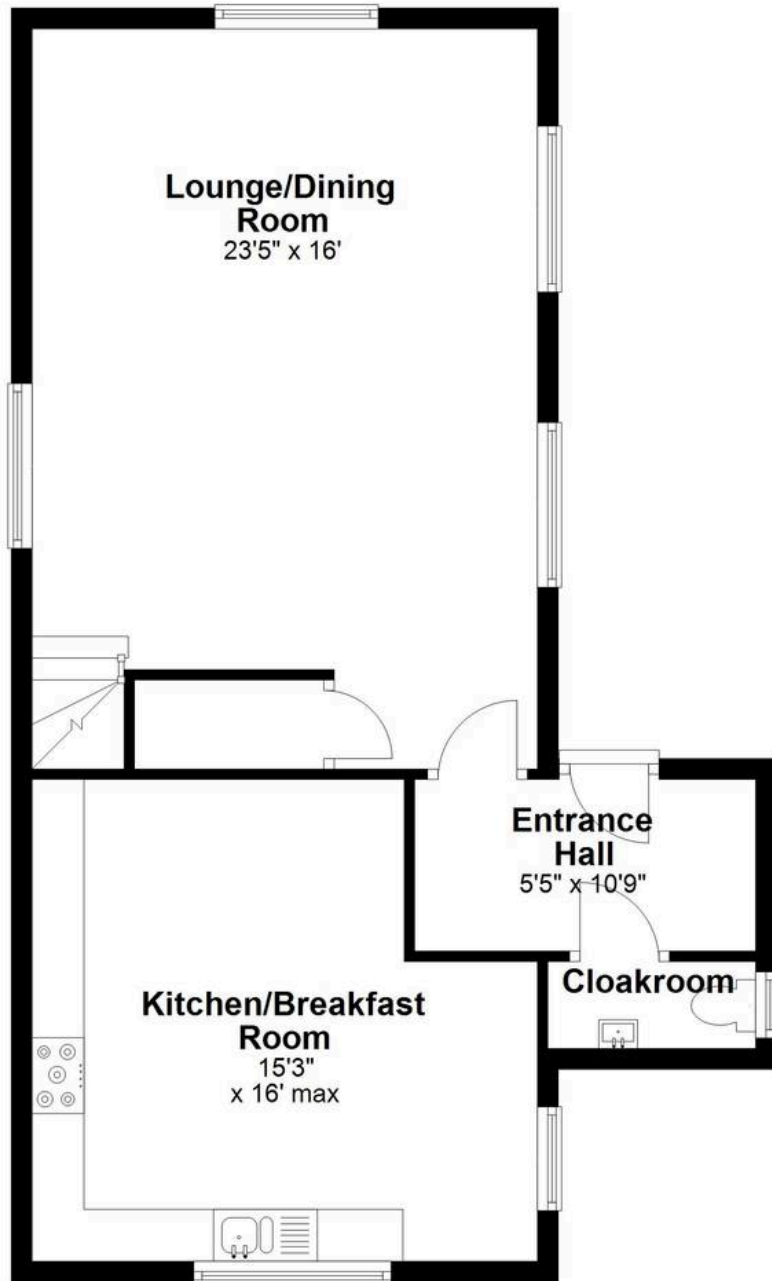






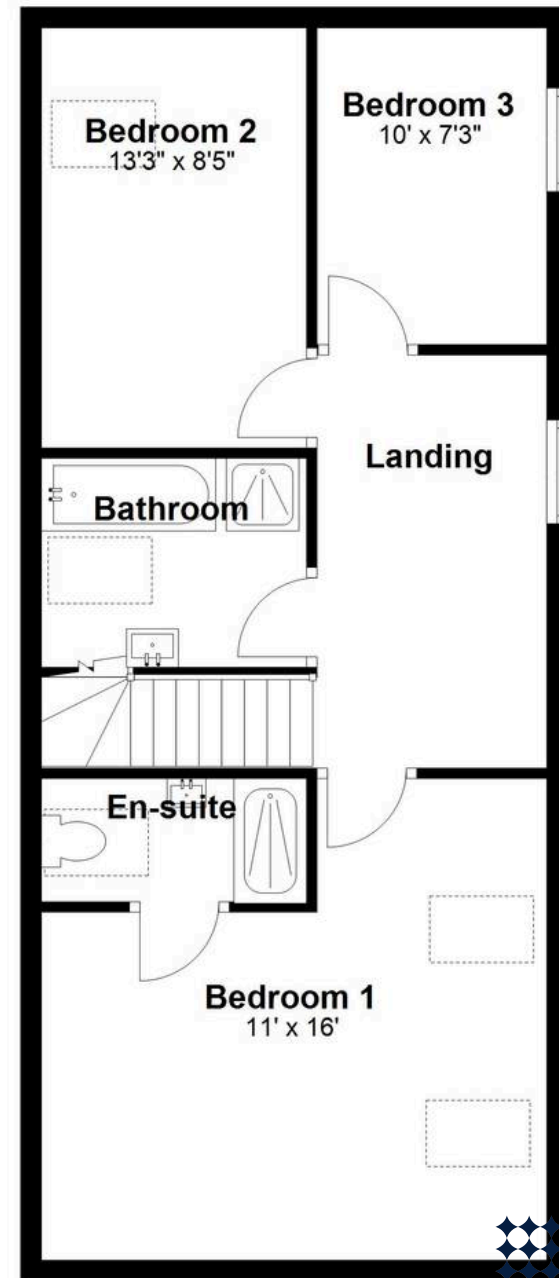
Ground Floor

Approx. 681.3 sq. feet



First Floor

Approx. 622.6 sq. feet



Total area: approx. 1303.9 sq. feet



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