

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



ESTATE AGENTS

Telephone: 01386 555368

15 Hynam Road,
Persore,
Worcestershire.
WR10 3EB

For Sale

Price £198,750



**A VERY WELL PRESENTED TWO BEDROOM MID-TERRACED HOME
IN A POPULAR RESIDENTIAL DEVELOPMENT HAVING
CONSERVATORY EXTENSION TO THE REAR, GOOD-SIZED
GARDEN, BEING WITHIN WALKING DISTANCE OF THE TOWN
CENTRE AND LOCAL AMENITIES.**

Canopied Entrance, Hallway, Cloakroom, Lounge, Kitchen/Diner, Conservatory
Extension, Bedroom One with En-Suite, Second Bedroom, Family Bathroom,
Front and Rear Gardens, Garden Store, Rear Pedestrian Access and
Off-Road Parking.

Council Tax Band: B, EPC:

Residential Sales Particulars

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

Email: residential@bomfordandcoffey.co.uk

15 Hynam Road, Pershore, Worcestershire. WR10 3EB

Situation

15 Hynam Road is a discount market sale home offering 25% discount off open market value. Whilst the purchaser will own 100% of the property, this discount remains a restriction on the property in perpetuity which means it remains in place on any future sales. There are eligibility and local connection criteria which applicants are required to meet to be considered for this property. Eligibility criteria also remains in place for any future re-sale of this property.

To be considered for purchasing this property, a prospective purchaser must complete the application form in full and provide the necessary evidence to be reviewed by the Council.

Number 15 Hynam is very well presented, having been improved and upgraded by the present vendors with the addition of a conservatory extension to the rear with a tiled roof for all year-round usage. This two-bedroom property consists of entrance hall with cloakroom, a good-sized lounge and a fitted kitchen/diner and conservatory with doors leading out into the garden. Bedroom one has built in wardrobes and an en-suite shower room, there is a further bedroom and a family bathroom with shower over the bath. There is gas central heating, a good-sized rear garden with a decked area and lawn, a timber store and pedestrian access to the back. There is a neat front garden and off-road parking. The property is well situated for local amenities and the town.

The historic 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 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 southwest, the northeast, 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 superb main street shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised 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 secure front door with glazed panel, spy hole and security lock.

Hallway with high level consumer unit, coat hooks on rail, panelled radiator (TRV), ceiling light and timber floor covering.

Cloakroom with oak floor covering, low flush WC and wall mounted handwash basin with mixer tap. Ceramic tiled splashback, panelled radiator (TRV), wall mounted hooks for towels, extractor fan and ceiling light.

From the hallway there is door into

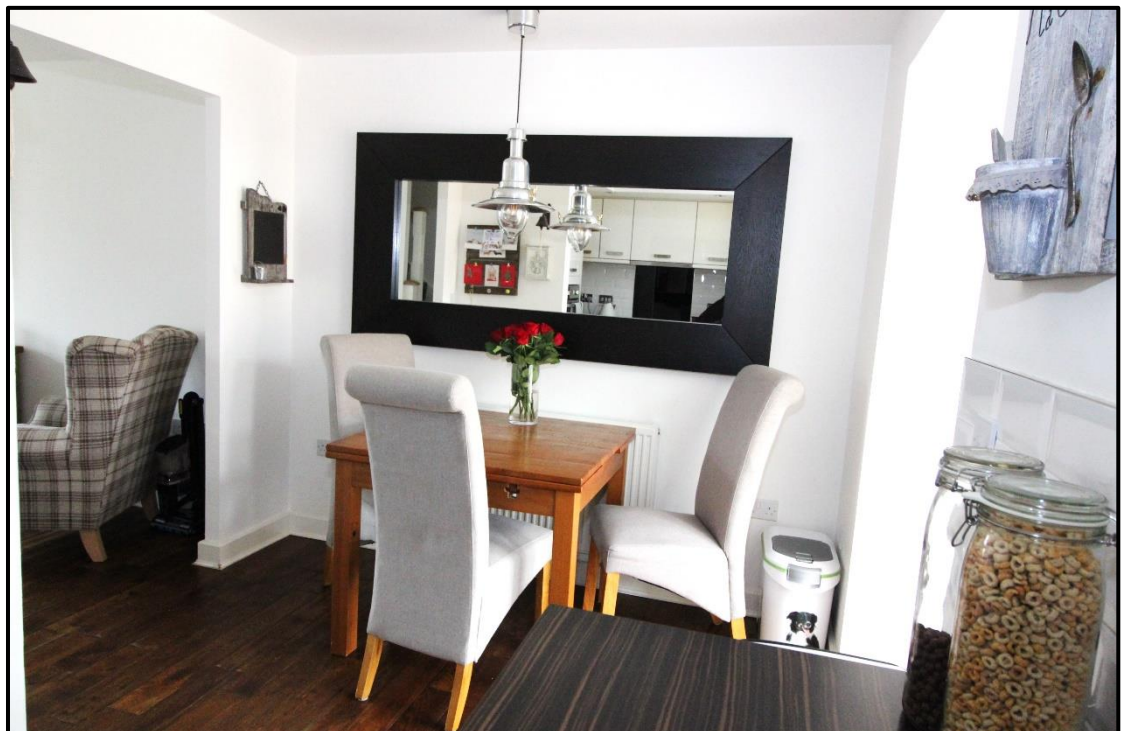
Lounge measuring overall approximately 14'10" x 10'1" (4.5m x 3.07m) with front elevation double glazed windows and integral blinds. Panelled radiator, wall mounted thermostatic control for central heating and multi socket power points. Timber floor covering, central ceiling light point, BT point and TV aerial point. Through to



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Kitchen/Diner

measuring overall approximately 13'7" x 8'5" (4.14m x 2.57m) with range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Plumbed in washing machine and single drainer stainless steel sink unit with mixer tap. Fitted integral fridge and freezer. Built-in oven with grill, storage cupboards over and under. Fitted wine rack. Ceramic 4-ring hob with splashback, tiled surrounds and extractor filter over. Wall mounted storage cupboards and enclosed Baxi boiler. Rear elevation double glazed window, downlights, ceiling lights and pendant light. Panelled radiator (TRV) and ample power points. Through to



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Extension/Conservatory measuring overall approximately 11'0" x 7'8" (3.35m x 2.34m) with Karndean floor covering, panelled radiator (TRV), inset ceiling lights and Velux rooflight windows. Fully glazed double doors with glazed side panels lead out to garden. Sky socket and ample multi socket power points. Insulated tiled Guardian roof allows for all year-round usage.



Stairway with balustrading leads up to first floor landing with ceiling light and multi socket power points. Access hatch to roof void. Doors off to

Bedroom One measuring approximately 10'2" x 9'0" (3.1m x 2.74m) with rear elevation double glazed windows with integral blinds. Panelled radiator (TRV), multi socket power points, ceiling light point and TV aerial socket. Built-in wardrobe cupboard with shelving and rail.



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En-Suite Shower Room comprising pedestal handwash basin and low flush WC. Folding door to good sized shower cubicle with Aqualisa electric shower and ceramic tiled surrounds. Extractor fan, light point, upright panelled radiator/towel rail (TRV), partial ceramic tiled surrounds, wall mirror, shaver point and pull cord light switch.



Bedroom Two measuring approximately 12'5" x 7'9" (3.78m x 2.36m) maximum with front elevation double panel glazed windows with fitted blinds. Light and power points, TV aerial socket.

Bathroom comprising pedestal handwash basin with mixer tap, ceramic tiled surrounds and low flush WC. Panelled bath with mixer tap and shower attachment. Plumbed in shower with shower head on wall bracket, Full length mirror, upright towel rail/radiator (TRV), inset ceiling lights, extractor fan, ceramic tiled surrounds, shaver point and wall mounted cabinet.



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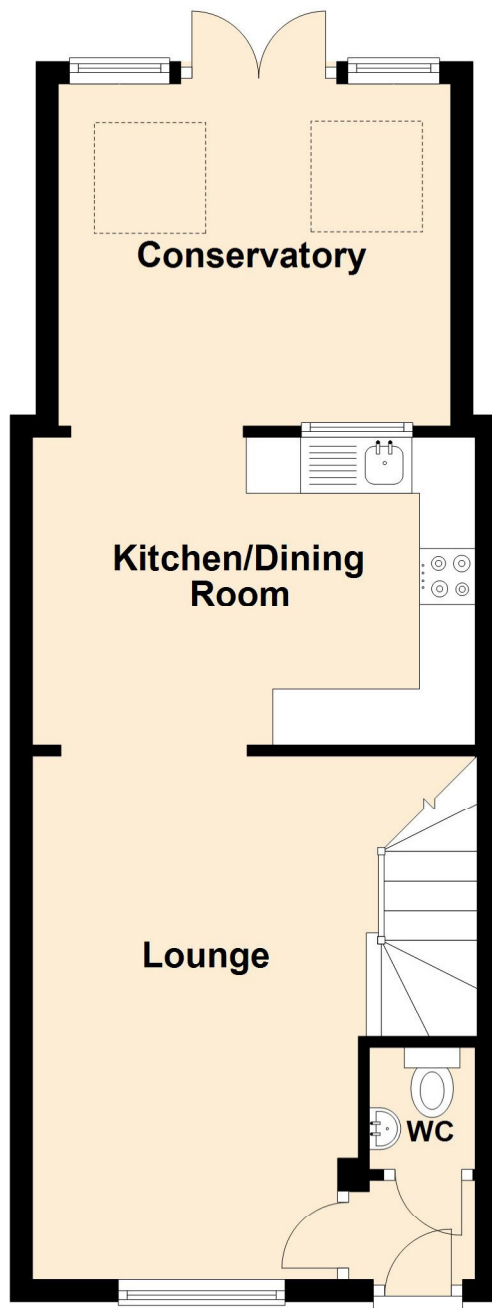
Outside the Property

To the rear there is neatly decked garden which can be accessed from the conservatory with lawned area and border. There is a useful timber garden store (6' x 8') (1.83m x 2.44m), cold water tap and rear ledge and braced garden gate providing rear access.

To the front of the property there is a neat lawned garden with pathway leading to front door. There is a gravelled frontage with seasonal shrubs and separate off-road parking for one vehicle.

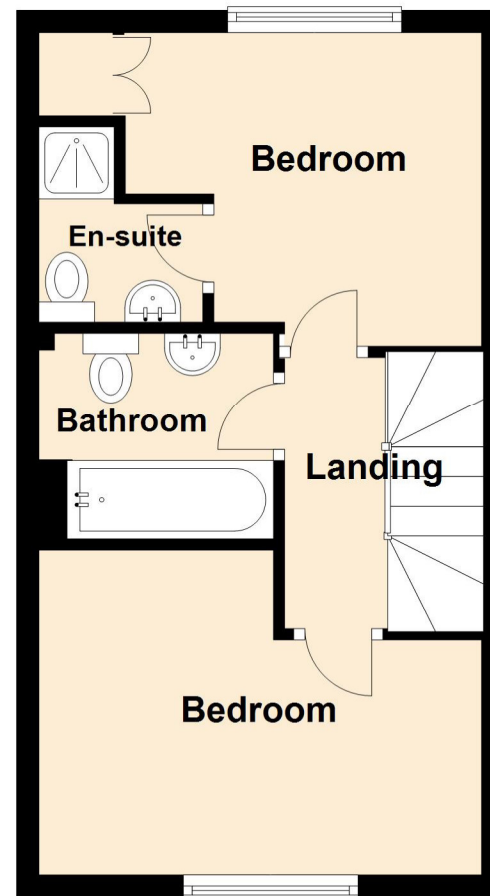


Services:	All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.	
Fixtures & Fittings:	Only those items specified in these details are included in the sale of the property.	
Tenure:	The property is freehold	
Service Charge:	There is an annual charge of approx. £200 for shared areas.	
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT Telephone 01386 565000	
Council Tax:	Band B	



Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



First Floor

Approx. 30.1 sq. metres (323.5 sq. feet)

Total area: approx. 70.9 sq. metres (763.7 sq. feet)