



ESTATE AGENTS

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2 Weir Gardens,
Bridge Street,
Pershore,
Worcestershire.
WR10 1DX

For Sale

Offers on £589,950



**AN INDIVIDUALLY DESIGNED AND EXTENDED RIVERSIDE
RETIREMENT HOME WITHIN THIS POPULAR
DEVELOPMENT FOR THE OVER 55s. SITUATED WITHIN
LEVEL WALKING DISTANCE OF THE TOWN CENTRE.**

Recessed Entrance, Hallway, Cloakroom, Kitchen/Breakfast Room,
Lounge/Dining Room with Garden Room Extension, First Floor
Landing, Airing Cupboard, Built-in Storage Cupboard, Two Double Bedrooms,
Bathroom/Shower, Large Loft Conversion/Studio Room, Garage, Off-Road
Parking, Terraced Garden, Communal Riverside Frontage.

Residential Sales Particulars

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Situation

Number 2 Weir Gardens overlooks the garden and grounds for this development down to the river frontage and the active lock on the River Avon. Number 2 is mid-terraced and has been extended to provide a garden room from the lounge and a large attic conversion/studio which provides many options for uses. The position with its open views to the rear gives good natural light. There is a garage and parking near to the front door. The property is well planned with main hallway and cloakroom, a fitted kitchen/breakfast room with light panels into the extended lounge/dining room having the garden room sitting area overlooking the rear terrace with extended views. There are two double bedrooms and a bathroom on the first floor and a stairway leads up to the converted attic space with Velux rooflight windows.

Weir Gardens is situated off Bridge Street being a small development designed for the over 55's. These properties are freehold and are managed by the residents with a quarterly service charge for the maintenance of shared areas. Being centrally situated they are convenient for Pershore towns amenities, the doctors' surgeries and supermarkets.

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 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 street shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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

Paved step to

Entrance Porch with handrail to solid timber front door with spyhole, brass furnishings, security chain and lock. Downlight and recessed storage area.

Hallway with front elevation timber framed double glazed window with views towards Bridge Street. Coat hooks on rail, consumer unit, pendant light and panelled radiator. Power point, useful under stair storage cupboard with further coat hooks and hanging rail. Moulded coved ceiling and doors off to

Cloakroom with low flush WC, pull cord light switch, panelled radiator and pedestal handwash basin. Towel rail, wall mirror, ceramic tiled surrounds and extractor fan.

Fitted Kitchen measuring overall approximately 10'4" x 10'9" (3.15m x 3.28m) with range of kitchen units comprising worktop surfaces, drawers and storage cupboards under. Single drainer, one and a half bowl stainless steel sink unit with mixer tap. Plumbing for dishwasher and automatic washing machine. Front elevation double glazed window with roller blinds. Wall mounted gas boiler with 24-hour time control. Electric hob with oven and grill under and extractor filter over. Space for upright fridge/freezer. Wall mounted storage cupboards, ample multi socket power points and patterned ceramic tiled surrounds. Coved ceiling, pendant light and spotlight. Space for breakfast table. Panelled radiator and useful dresser style storage with shelving.



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Lounge/Dining Room measuring approximately 13'3" x 17'7" (4.04m x 5.36m) with glazed serving hatch from kitchen. Timber fireplace surround with marble hearth and electric fire inserted. Coved ceiling, pendant lights, panelled radiator, power points and TV aerial socket.



Extension for Garden Room measuring overall approximately 13'8" x 8'5" (4.17m x 2.57m) with panelled radiator, moulded coved ceiling and pendant light. Useful built-in storage cupboard and multi socket power points. Rear elevation glazed double doors with side panels leading out to terraced garden and views to the river.



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Stairway from the hall leads up to first floor landing with banister rail and balustrading.

Landing with Velux rooflight window and pendant lights. Airing cupboard housing lagged hot water tank, ample slatted shelving and immersion heater. Further storage cupboard with coat hooks on rail.

Bedroom One measuring overall approximately 14'4" x 13'2" (4.37m x 4.01m) with rear elevation double glazed windows and roller blind. Panelled radiator, TV aerial cable, BT socket, multi socket power points and pendant light. Partially mirror fitted wardrobe cupboards with hanging rails and storage shelving.



Bedroom Two measuring approximately 10'7" x 13'2" (3.23m x 4.01m) with built-in double fronted wardrobe cupboards with ample storage shelving and hanging rails. Multi socket power points, pendant light, panelled radiator and front elevation double glazed window. Coved ceiling and internal door into enclosed stairway with banister rail up to second floor.



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Bathroom measuring overall approximately 10'0"x 7'6" (3.05m x 2.29m) maximum with panelled radiator, bidet, pedestal handwash basin and low flush WC. Ceramic tiled surrounds, wall mirror, mirror fronted cabinet, towel rail, glazed shelf and chrome accessories. Shower cubicle with sliding door and plumbed in Mira shower with shower head on wall bracket. Rear elevation double glazed window with roller blind. Extractor fan, pull cord light switch, coved ceiling and light point.



Loft Conversion/Studio Room measuring overall approximately 21'3" x 11'0" (6.48m x 3.35m) with open plan eaves space with Velux rooflight windows with views over the garden, River Avon and lock head. Fitted eave storage cupboards with shelving. Fitted wall shelving and sloping ceilings. Pendant lights, central fan and multi socket power points.



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Outside the Property

To the front there is brick paved frontage with parking area, outside tap and useful exterior bin storage cupboard with shelf.

Garage (Number 4 in the block) with up and over, single garage connected to power, measuring 15'0" in depth x 9'5" in width (4.57m x 2.87m) constructed of concrete block over concrete base.



To the rear of the property and from the garden room there is paved patio with retaining wall leading down to communal garden being a peaceful sitting area taking in the movements of the river.

The communal gardens have river frontage and are accessed via wrought iron gates and central passageway (only residents of the development have a key). These gardens are maintained by the management with private gardener. There is a summer house for residents use and there are views across the river to the lock.



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Communal Gardens and Riverside Views



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Covenants and 'house rules' for this self-managed development are subject to annual updates by the residents and can be viewed by appointment.

Service Charge We are advised that the service charge is currently £210 per quarter.

Refuse Collection Wednesday morning.

Mooring of boats in the communal gardens is not permitted.

Pets are not permitted on these premises.

Property maintenance will be the responsibility of the new owner.

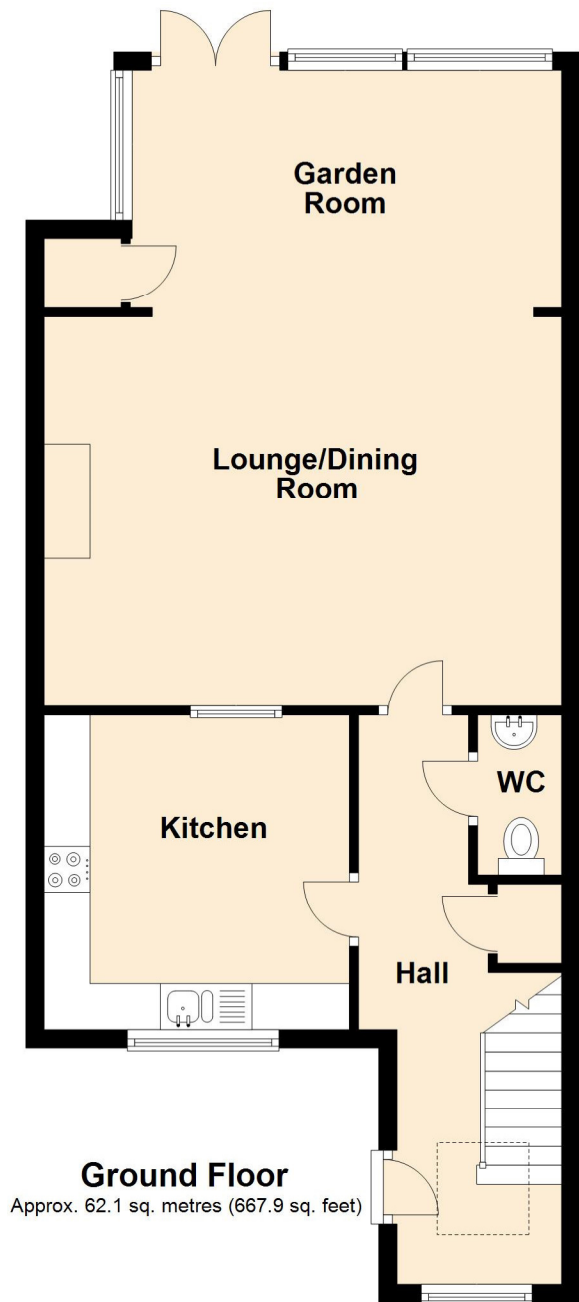
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

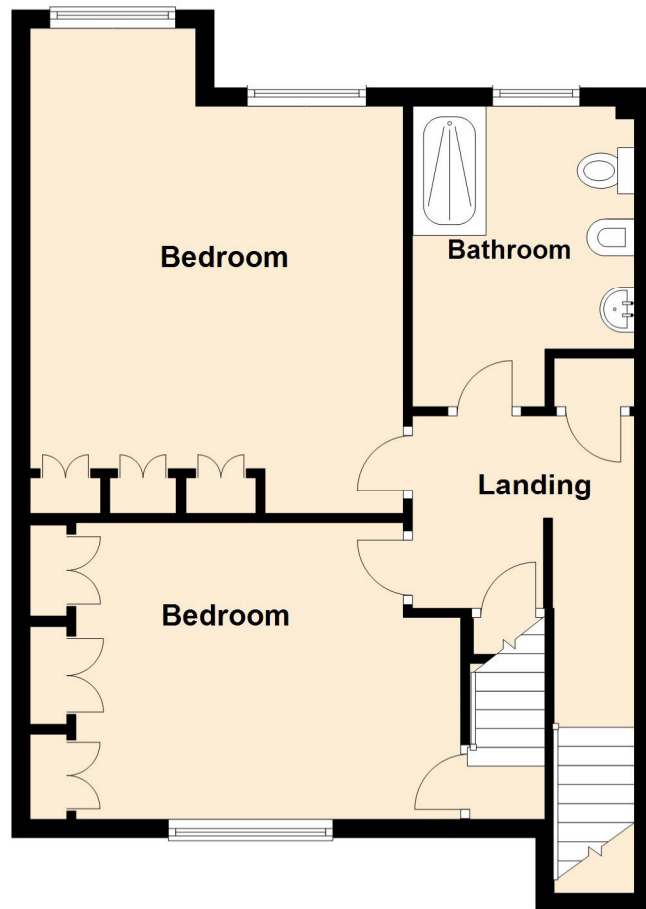
Tenure: The property is freehold.

Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

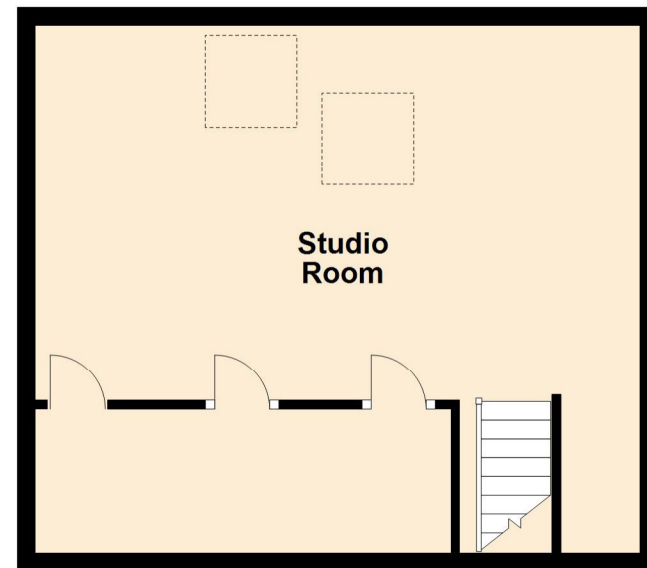
Council Tax: **Band F**



Ground Floor
 Approx. 62.1 sq. metres (667.9 sq. feet)



First Floor
 Approx. 53.5 sq. metres (575.7 sq. feet)



Attic
 Approx. 37.9 sq. metres (407.9 sq. feet)

Total area: approx. 153.4 sq. metres (1651.6 sq. feet)