

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



ESTATE AGENTS

Telephone: 01386 555368

17 Perscoran Way,
Persore,
Worcestershire.
WR10 1QR

For Sale

Price £129,950



A GOOD OPPORTUNITY TO PURCHASE A WELL PRESENTED ONE BEDROOM SHARED EQUITY HOME. CONVENIENTLY SITUATED WITHIN THIS POPULAR DEVELOPMENT AND HAVING SOUTH FACING ENCLOSED GARDEN AND ALLOCATED PARKING FOR ONE VEHICLE. Canopied Entrance, Lounge/Dining Room, Fitted Kitchen, First Floor Bedroom and Bathroom with Shower. All Mains Services Connected. Council Tax Band: A, EPC: TBC

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

17 Perscoran Way, Pershore, South Worcestershire WR10 1QR

Situation

Perscoran Way is a Saint Mary Church Housing Association development of one- and two-bedroom properties, that have shared equity, with a split of 70/30 ownership. The Housing Association has been known to sell the 30% making it a freehold. At present there is 64 years remaining on the original lease and The Housing Association is prepared to extend this lease at a cost of £1436.00 by 50 years. There is a monthly service of £24 being £288 per annum, this does not include the property insurance cost.

Perscoran Way is a popular development of properties for those wishing to get on the property ladder and The Housing association offer various opportunities to obtain the freehold.

These properties have allocated parking, they are within walking distance of Pershore town and its amenities.

The accommodation is planned with entrance into lounge/dining room with patio door into garden and archway into fitted kitchen. There are stairs leading up to small landing and good-sized double bedroom and a bathroom with fitted shower. The parking is to the rear of the property and the garden is south facing.

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 to UPVC modern front door with leaded opaque glazed panels and security lock into

Lounge/Dining Room measuring overall approximately 12'7" x 12'8" (3.84m x 3.86m) with coved ceiling, centre light point and high level consumer unit/fuse box. Ornamental fireplace with gas coal-effect fire inserted over hearth with mantle shelf. TV aerial socket, ample multi socket power points, Dimplex night storage heater. Sliding patio door with side panel into garden with vertical blinds. Archway through to



Kitchen measuring approximately 5'9" x 8'9" (1.75m x 2.67m) with range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Plumbing for washing machine. Electric 4-ring ceramic hob with oven under and stainless-steel extractor hood (filter) over. Ceramic tiled surrounds and multi socket power points. Wall mounted storage cupboards and display cupboards. One and a half bowl single drainer ceramic sink unit with mixer tap. Side elevation (south) double glazed window with vertical blinds.

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Kitchen



Stairway with banister rail and balustrading leads up to first floor.

Landing ceiling light and night storage heater. Airing cupboard housing lagged hot water tank with immersion heater and slatted shelving.

Bedroom measuring approximately 9'6" x 12'7" (2.9m x 3.84m) with dual aspect double glazed windows having vertical blinds. Night storage heater. Coved ceiling and centre light point. Double fronted wardrobe cupboard and further useful storage cupboard with shelving. Floor covering and multi socket power points.



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Bathroom comprising vanity unit with handwash basin and storage cupboard under. Low flush WC and shelf over. Opaque glazed window with vertical blind and patterned ceramic tiled surrounds. Shaver point, electric towel rail and further useful base level storage cupboard with shelf over. Glazed corner shelving, cubicle shower with sliding doors having Mira Sport electric shower with shower head on wall bracket. There is a shower seat and support handles. Pull cord light switch, floor covering.



Outside the Property

There is south facing garden with features having central pond under pergola. The garden is predominantly paved. There is timber garden store and metal shed. Outside light and exterior power point, mains cold water tap. There garden is enclosed by close boarded fencing with ledge and timber garden gate adjacent to the front door.



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To the front of the property there is lantern light and further garden border with evergreen hedge and flowering shrubs, parcel of lawn adjacent to the path. There is paved access to the front door with support handle and meter points.

Allocated parking for number 17 is to the rear.

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.

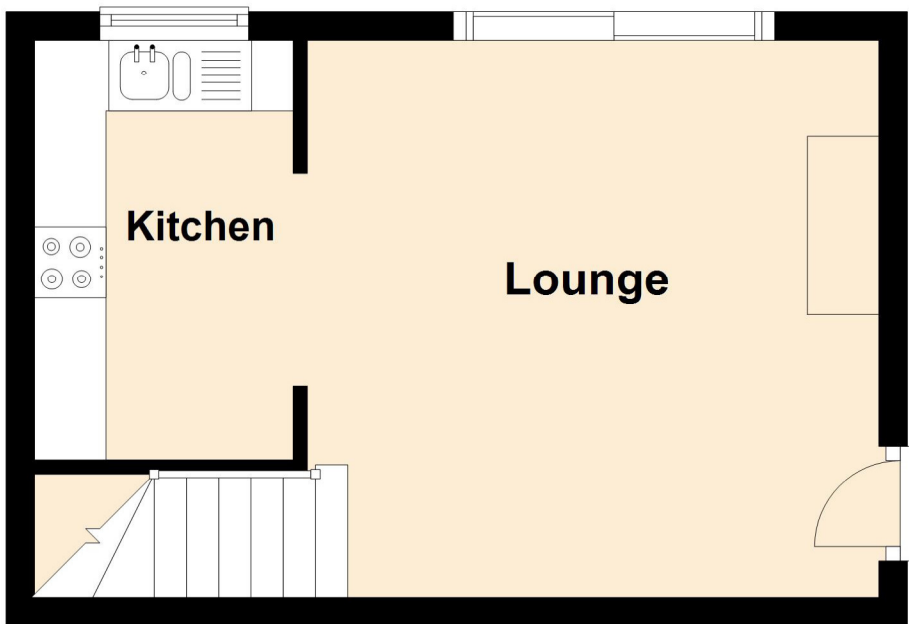
Tenure: The property is leasehold.

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

Council Tax: Band A

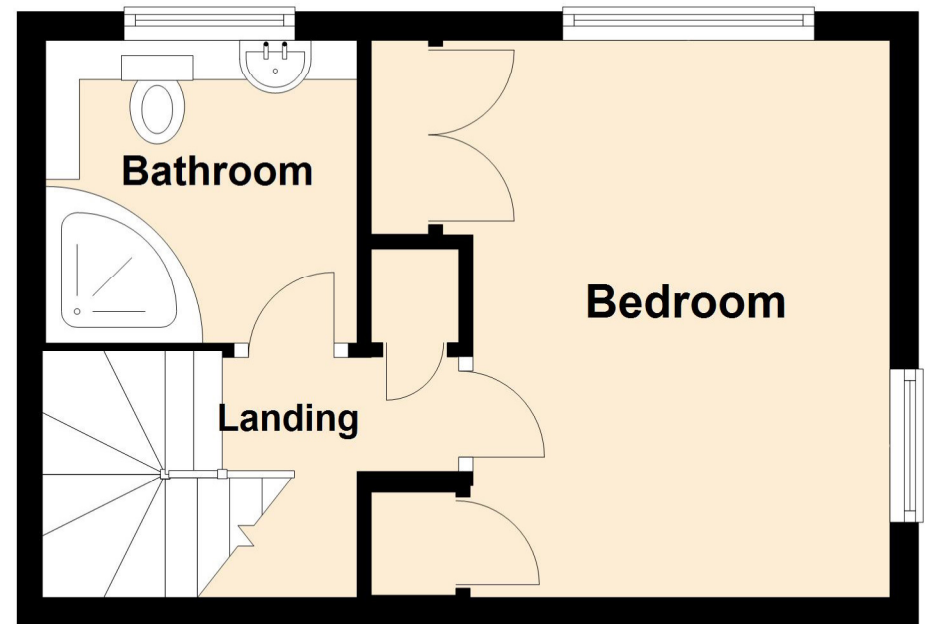
Ground Floor

Approx. 23.1 sq. metres (248.1 sq. feet)



First Floor

Approx. 23.1 sq. metres (248.1 sq. feet)



Total area: approx. 46.1 sq. metres (496.3 sq. feet)