

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



Telephone: 01386 555368

ESTATE AGENTS

11 Ashdale Avenue,
Persore,
Worcestershire.
WR10 1PL

For Sale

Guide Price £449,950



**A GREATLY IMPROVED AND CONVENIENTLY SITUATED
DETACHED THREE BEDROOM TOWNHOUSE FINISHED TO A HIGH
STANDARD WITH OFF-ROAD PARKING, ELECTRIC CHARGE POINT,
LANDSCAPED REAR GARDEN WITHIN WALKING DISTANCE OF
THE HIGH STREET AND EDUCATIONAL FACILITIES.**

Reception Hall, Cloakroom, Open Plan Dining Room/Day Room,
Superior Fitted Kitchen, Lounge with Wood Burning Stove/Multifuel and Superb
Views, Master Bedroom Suite, Two Further Double Bedrooms, Family Bathroom/
Shower, Terraced Rear Garden, Summer House and Front Driveway.

Council Tax Band: D, EPC: D(61)

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

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Situation

Ashdale Avenue is a very popular elevated residential area off Station Road which allows panoramic views to The Cotswolds and Bredon Hill and yet within walking distance of Pershore town centre and all educational facilities. Number 11 has been the subject of great improvement by the present vendors and offers a well-planned three-bedroom house with modern technology, multi burner stove in the lounge and the day room, well equipped kitchen and updated bathrooms producing a fine home which must be viewed to appreciate the good accommodation on offer.

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 five 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 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

Entrance with leaded patterned glazed uPVC front door with security lock into

Reception Hall with entrance matwell, panelled radiators, coat hooks on rail and pendant light. Curtain rail and Amtico floor covering. Power point, side window and pelmet lighting.

Cloakroom with low flush WC, partial ceramic wall tiling and panelled radiator. Wall mounted handwash basin with tiled surround, towel ring and pendant light with pull cord light switch.

Master Bedroom Suite measuring approximately 15'3" x 8'3" (4.65m x 2.51m) minimum with panelled radiator, fully glazed door glazed with roller blind to front elevation. Multi socket power points, pendant lights and opaque glazed window.

Dressing Area measuring approximately 9'2" x 7'0" (2.79m x 2.13m) minimum with pendant light and wardrobe storage.

En-Suite Bathroom measuring overall approximately 12'7" x 6'7" (3.84m x 2.01m) having built-in shower cubicle with shower head on wall bracket, ceramic tiled surrounds and sliding screen door. 'His and Hers' circular handwash basins with mixer taps and bench storage under. Large wall mirror inset into ceramic tiled covering. Enclosed low flush WC, panelled radiator and panelled bath with ceramic tiled surrounds. Inset ceiling lights, extractor fan and opaque glazed window with roller blind. Upright panelled radiator/towel rail, pull cord light switch and high-level shelf.



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Bedroom Two measuring approximately 8'7" x 17'10" (2.62m x 5.44m) with front elevation uPVC double glazed window, panelled radiators and pendant lights. Opaque glazed window to side elevation with Roman blind and multi socket power points.

Stairway with banister rail leads up to first floor with wall-mounted thermostatic control and discreet banister lighting, pendant light.

Dining Room/Day Room measuring overall approximately 16'3" x 13'5" (4.95m x 4.09m) maximum with panelled radiator, inset ceiling lights and Velux roof light windows x 2. There are wall lights and pendant lights. Multi fuel burner fire on marble hearth with chimney breast intrusion and shelving to either side. Multi socket power points, rear elevation window, Amtico floor covering and useful storage cupboard. Rear elevation fully glazed double doors leading out to terrace. Airing cupboard housing lagged hot water tank. Wall mounted Fujitsu air conditioning unit.



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Kitchen measuring approximately 8'0" x 13'7" (2.44m x 4.14m) with range of fitted kitchen units comprising resin composite marble-effect worktop surfaces, drawers and storage cupboards under. Co-ordinated plumbed in dishwasher, built-in double oven and grill. Space for upright fridge/freezer. Wall mounted storage cupboards, extractor fan with filters, down lights. Stainless steel sink unit with mixer tap and ample worktop surfaces. Amtico floor covering, rear elevation fully glazed double doors with side window leads out to rear terrace. Velux roof light window.



Off the open plan dining room/day room area there are attractive fully glazed timber doors leading into

Lounge measuring approximately 17'10" x 13'4" (5.44m x 4.06m) maximum with built-in fireplace having multi burner stove over marble hearth with surround. Pendant lights, TV aerial socket and multi-socket power points. Panelled radiator, bay window with panoramic views.



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Off the landing there is airing cupboard housing lagged hot water tank.

Bedroom Three measuring approximately 11'7" x 10'10" (3.53m x 3.3m) with front bay window, multi socket power points, upright radiator, pendant light and built-in storage.



Family Bathroom comprising shower cubicle with Aqualisa power shower. Low flush WC and wall mounted handwash basin with ceramic tiled surrounds. High-level window and sun tube to ceiling. Illuminated mirror, extractor fan and upright towel rail/radiator. Slatted shelving and plumbing for automatic washing machine/washer dryer. Ceiling light, useful hanging space on rail and pull cord light switch.



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Outside to the Property

To the rear there is paved terrace adjacent to the accommodation. Retaining wall and steps lead up to lawned terrace with summerhouse with power connected and ceiling light. Further retaining wall and steps lead up to top terrace with attractive weeping birch and a magnolia tree, there is timber garden store. There is mains power connected to the top terrace. The garden is west facing and benefits from the evening sun.

To the front of the property there is an attractive approach with brick paved driveway providing off-road parking. Attractive landscaping to established borders, useful Zappi electric car charge point with smart meter and further storage area, undercover bike store with light and power. Pedestrian side access to the rear garden.



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

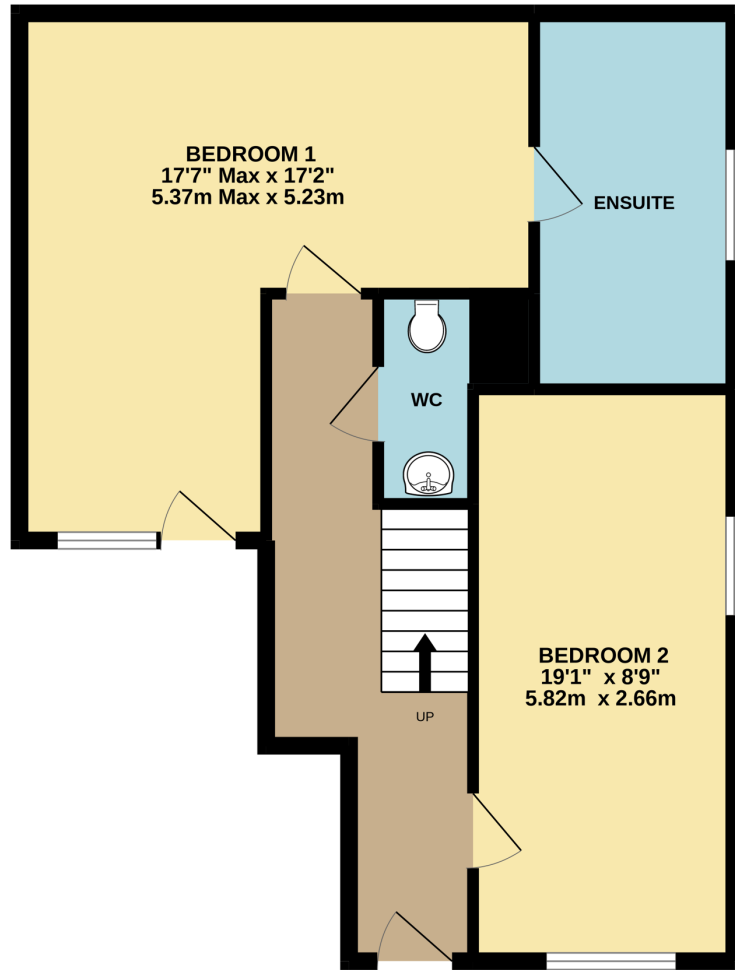
Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

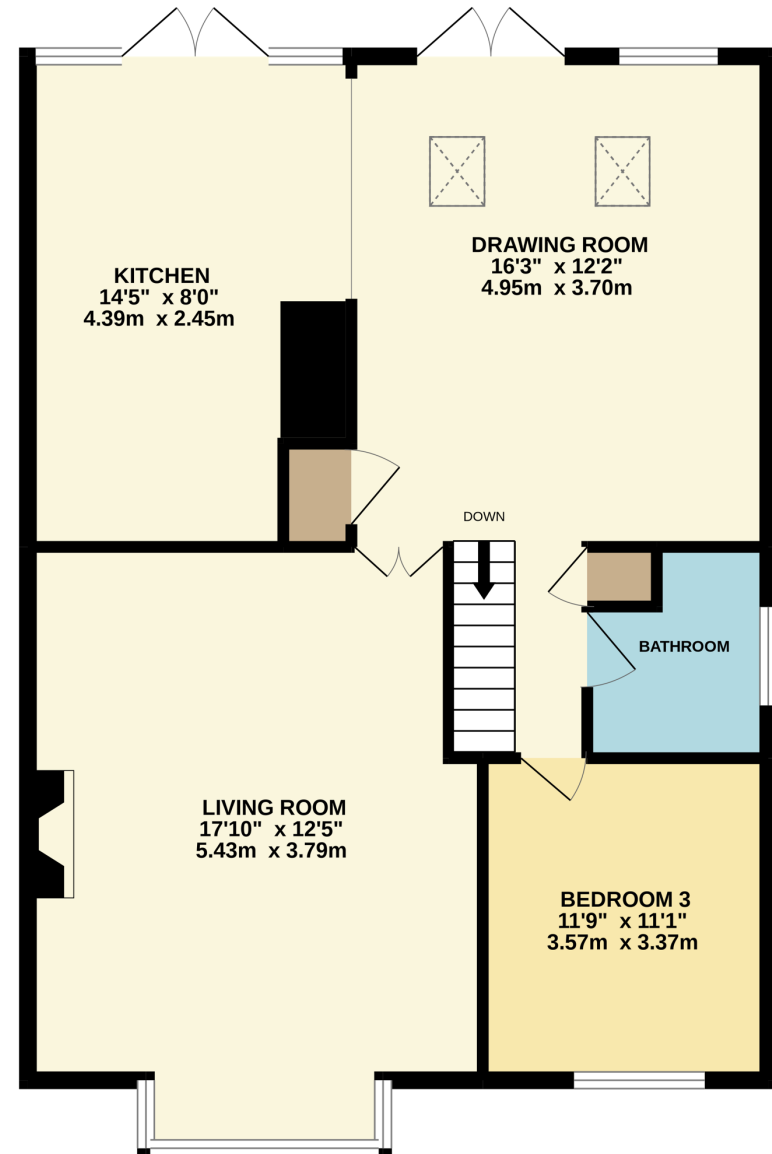
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band D

GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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