

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



Telephone: 01386 555368

ESTATE AGENTS

17 Masons Ryde
Persore
WR10 1JG

For Sale

Price £199,000



**AN END TERRACED TWO BEDROOM TOWN HOUSE WITH
COTTAGE GARDEN AND OFF ROAD PARKING
CONVENIENT FOR THE TOWN CENTRE**

**Canopied Entrance, Hallway, Kitchen/Breakfast Room, Lounge,
Two Bedrooms, One En-Suite, Bathroom, Enclosed Rear Garden,
Frontage With Off Road Parking**

Council Tax C EPC: D (67)

Residential Sales Particulars

17, Masons Ryde, Pershore

Situation

Mason Ryde is a popular residential area within walking distance of Pershore's facilities and has all main services, gas central heating and double-glazed windows. The kitchen/breakfast room is a good size, with fitted units and window overlooking the front, the lounge is to the rear which has patio door into the garden. There is stairway up to landing where there are two bedrooms, the master bedroom has an En-suite shower and there is a bathroom to service the second bedroom. The property is well presented.

There is no ongoing chain and the Agent recommends early viewing.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together 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.

17, Masons Ryde, Pershore

Property Comprises

Canopied entrance with lantern light, part glazed front door with security lock.

Entrance / Hallway with Open Reach BT socket, panelled radiator, power point, high level consumer unit and pendant light. coat rail with hooks and further door into

Kitchen / Breakfast Room measuring approximately 11'4" x 12'6" (3.47m x 3.84m) maximum with range of fitted kitchen units, comprising work top surfaces, drawers and storage cupboards under. Plumbing for washing machine, ample power points. Wall mounted Potterton boiler with 24-hour time control for hot water and central heating. Patterned ceramic tiled surrounds, 4-burner gas hob top with oven under. Upright larder cupboard, wall mounted storage cupboards and enclosed pull-out extractor fan. Separate extractor fan, ceiling lights, space for table, base level fridge storage and front elevation double glazed window with vertical blinds, sink unit with mixer tap and panelled radiator.

Door through to



Lounge measuring approximately 11'9" x 13'7" (3.62m x 4.17m) with panelled radiator, multi socket power points, TV aerial socket. Raised hearth with electric fire, rear elevation fully glazed double doors with vertical blinds leading out to garden. Ceiling light, wall mounted thermostatic temperature control. Stairway with balustrading leading up to first floor.



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Landing with access hatch to roof void, pendant light and power point

Bedroom One measuring approximately 12'8" x 11'10" (3.90m x 3.38m) with front elevation double glazed window, panelled radiator, light and power points.



En Suite Shower with cubicle shower, folding glazed door and electric shower with shower head on wall bracket, ceramic tiled surrounds. Vanity hand wash basin with patterned ceramic tiled surrounds, storage cupboard under. Towel ring and wall mirror.

Bedroom Two measuring approximately 6'1" x 9'7" (1.85m x 2.95m) with rear elevation double glazed window with vertical blinds. Light and power points, panelled radiator and built-in airing cupboard over stairway with lagged hot water tank, immersion heater and slatted shelving.



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Bathroom comprising panelled bath with tiled surround, low flush WC, pedestal hand wash basin, wall mirror and chrome accessories. Rear elevation opaque glazed window with Roman blind, ceiling light and extractor fan.



Outside the Property

To the rear there is paved patio, lawned area with borders, useful timber garden store, stepping stones and side gravelled pathway to pedestrian front gate.



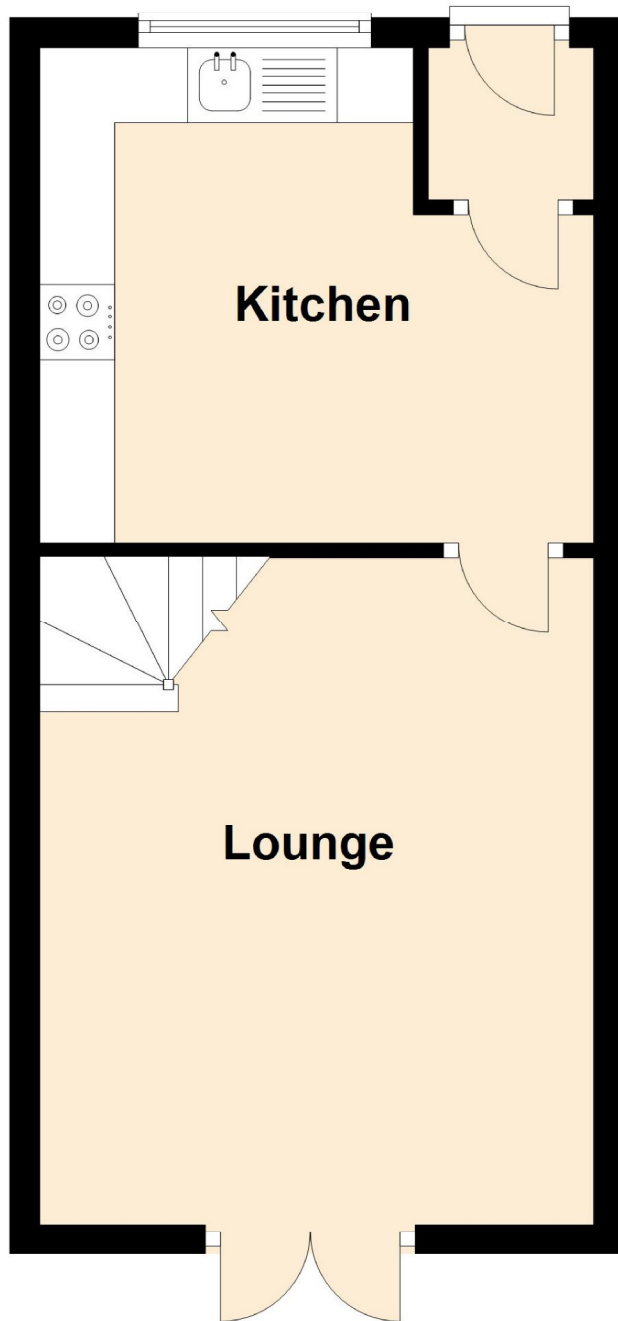
17, Masons Ryde, Pershore

To the front of the property, there is storage area and seasonal border tarmacadam driveway providing off-road parking.

- Services** All mains' services are connected to this property. There is gas central heating. 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,
Persnore
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band C**

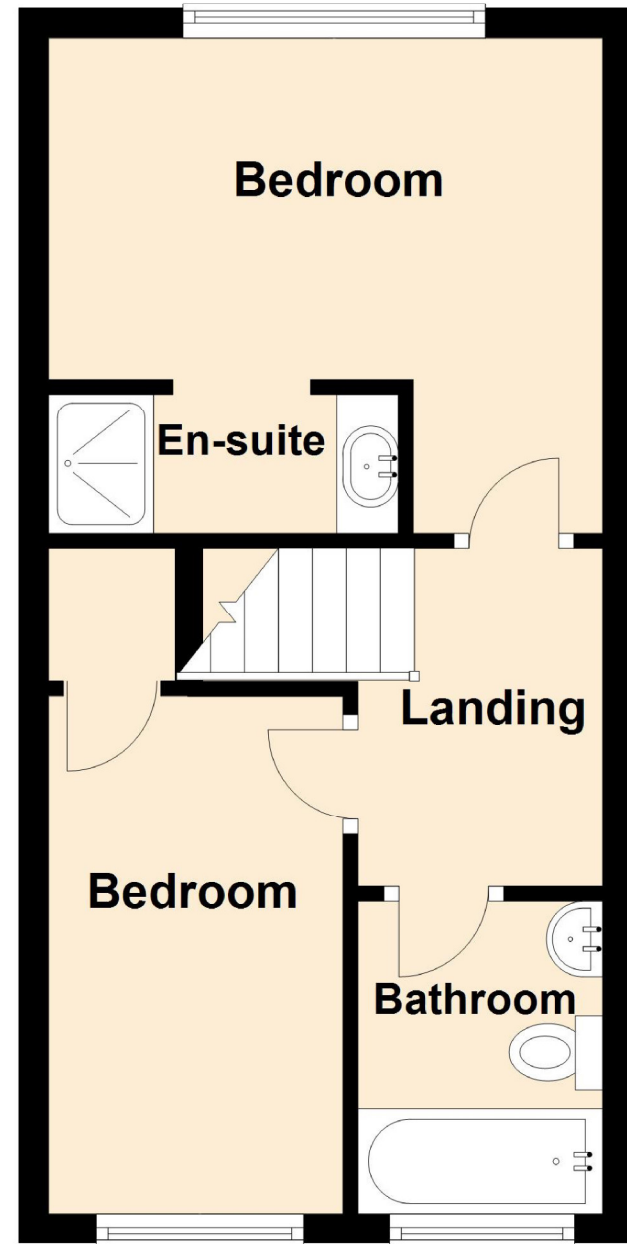
Ground Floor

Approx. 29.1 sq. metres (313.0 sq. feet)



First Floor

Approx. 29.0 sq. metres (312.6 sq. feet)



Total area: approx. 58.1 sq. metres (625.6 sq. feet)