



**ESTATE AGENTS**

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**Two Hoots,**  
**2 Avon Green**  
**Wyre Piddle**  
**WR10 2JE**

**For Sale**

**Price £420,000**



**AN EXTENDED DETACHED FAMILY HOME HAVING BEEN IMPROVED IN RECENT YEARS SET IN PLEASANT POSITION WITHIN THIS POPULAR VILLAGE WITH GARDEN ROOM AND LARGE UTILITY/LAUNDRY ROOM OFF ROAD PARKING. FRONT AND REAR GARDENS**

**Reception Hall, Cloakroom, Lounge, Dining Room, Garden Room, Fitted Kitchen/Breakfast Room, Utility Room, Integral Garage, Four Bedrooms, Family Bathroom, Brick Paved Driveway, Landscaped Gardens.**

**Council Tax Band: E EPC:D(63)**

*Residential Sales Particulars*

## **Two Hoots, 2 Avon Green, Church Street, Wyre Piddle, WR10 2JE**

### **Situation**

Two Hoots is situated to the left-hand side as you enter Avon Green which is a popular residential part of Wyre Piddle accessed off Church Street. The property has a prominent position with brick paved driveway and lawn frontage together with an integral garage/workshop. The house has been extended to the side and the rear providing internal access from the utility room to the garage, the utility room is a very good sized and there is also a garden room attached to the back of the property. This four-bedroom dormer style family home has been well maintained and improved and there is no ongoing chain for a prospective purchaser.

The village of Wyre Piddle occupies a popular riverside position overlooking the River Avon and the various moorings to the riverside properties. There is a local public house and a village church together with a marina. There is a scenic walk to Pershore Town that takes in 'The Wetlands Wildlife Reserve.'

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a 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 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 UPVC half opaque panelled glazed front door with side panel and security lock into

**Reception Hall** with pendant light, panelled radiator and wall mounted thermostatic (for central heating). Multi socket power point, BT socket and useful under stair storage cupboard with fixed safe. Laminated floor covering, stairway leading to first floor and doors off to



**Cloak Room** comprising low flush WC, front elevation opaque double glazed window, vanity hand wash basin with mixer tap and storage cupboard under. Mirror fronted cabinet, towel rail and ceiling light point.



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**Lounge** measuring approximately 12' x 14'3" (3.66m x 4.34m) with front elevation window with venetian blinds. Double panelled radiator, multi socket power points and marble fireplace with mantle shelf, hearth and gas fire inserted. TV aerial socket, ceiling light with fan and coved ceiling.



**Dining Room** measuring approximately 8'9" x 14'5" (2.67m x 4.39m) with double panelled radiator, air vent, multi socket power points. Coved ceiling and pendant light, doorway through to



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**Garden Room** measuring approximately 11' x 7'2" (3.35m x 2.18m) with inset ceiling lights, double glazed windows and double doors to garden. Laminate floor covering and venetian blinds, TV aerial cable and multi socket power points.



**Kitchen** measuring overall approximately 14'9" x 8'9" (4.50m x 2.67m) with range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Wall mounted storage cupboards and display cabinets. 4-ring gas hob with oven and grill under. Space for upright fridge / freezer. Pull-out extractor hood and patterned ceramic tiled surrounds. One and a half bowl stainless steel sink unit with mixer tap, plumbing for dishwasher and double panelled radiator. Coved ceiling and inset ceiling lights. Rear elevation windows with venetian blinds and ample multi socket power points (USB chargers), laminate floor covering and door through to



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**Utility Room** measuring overall approximately 8'7" x 9'3" (2.62m x 2.82m) with fitted worktop surfaces and storage under, plumbing for automatic washing machine, wall mounted gas boiler and multi socket power points. Coat hooks on rails, wall mounted storage cupboards and dual aspect windows with side door into garden. Ceiling light point and venetian blind, laminate floor covering.

Half panelled glazed door leads to covered passageway with front access and courtesy door into garage.



Stairs from hallway lead up to

**Landing** with banister rails and balustrading, front elevation dormer window, pendant light and power points. Airing cupboard housing lagged hot water tank with immersion heater and slatted shelving. Access hatch to roof void.



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**Bedroom One** measuring approximately 11'6" x 11'10" (3.51m x 3.61m) with ceiling fan and light, front dormer window, panelled radiator and built-in bedroom furniture. Central dressing table, wardrobe cupboards and shelving. Multi socket power points and BT extension point.



**Bedroom Two** measuring approximately 10'5" x 9'4" (3.17m x 2.84m) with dormer window, panelled radiator, vanity hand wash basin with top surface and drawers under. Wall light point, pendant light and built-in wardrobe cupboards. Multi socket power points.



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**Bedroom Three** measuring approximately 11'10" x 8'5" (3.51m x 2.56m) with rear elevation dormer window, panelled radiator, light and power points.



**Bedroom Four** measuring approximately 9'6" x 8'9" (2.90m x 2.67m) with rear dormer window, panelled radiator, light and power points.





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**Bathroom** comprising low flush WC, pedestal hand wash basin and bath with plumbed in shower having folding screen and ceramic tiled surrounds. Opaque glazed window with blind. Upright towel rail / radiator and pull cord light switch.



**Outside the Property**

**Garage** measuring approximately 8'5" x 14'6" (2.56m x 4.42m) with automatic roller door, wall mounted consumer unit, meter point, power points and gas meter points. Glazed side window and internal door to passageway.

Rear garden with paved patio, adjacent to the property, there is pedestrian side access gate from the front, central lawn, stocked borders, attractively planted shrubs and seasonal plants with silver birch and Camelia, a timber gazebo and crazy paved walkway there are exterior lights and outside mains tap.



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**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.

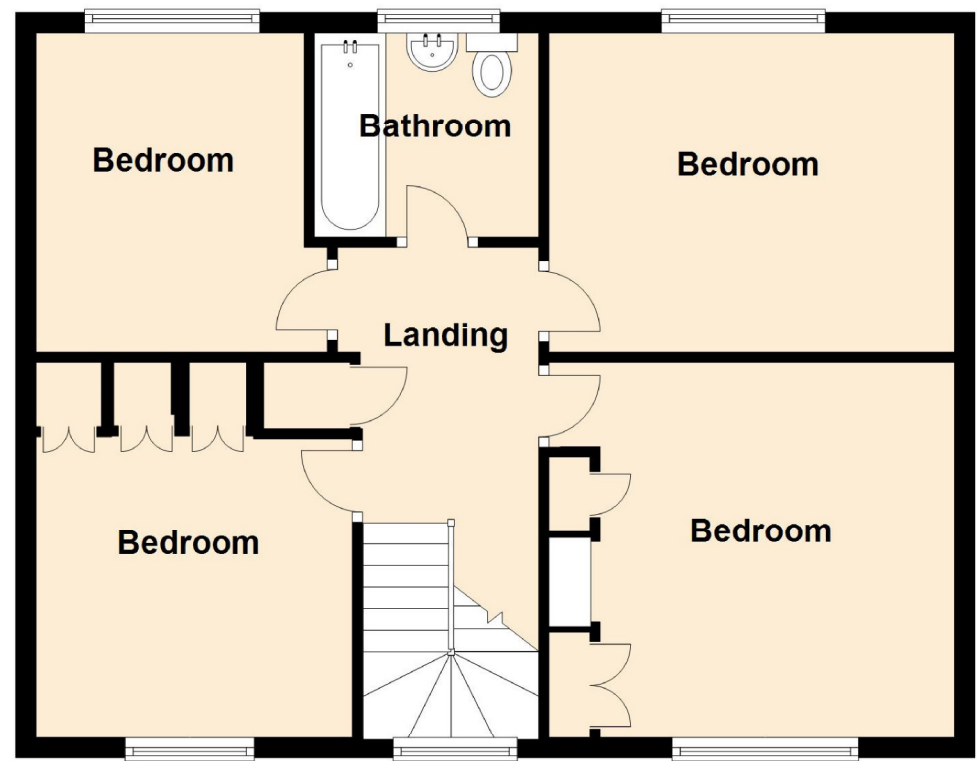
**Local Authority:** Wychavon District Council,  
The Civic Centre,  
Station Road,  
Pershore  
WR10 1PT Telephone 01386 565000

**Council Tax:** Band E



**Ground Floor**

Approx. 90.5 sq. metres (973.9 sq. feet)



**First Floor**

Approx. 62.2 sq. metres (669.0 sq. feet)

Total area: approx. 152.6 sq. metres (1643.0 sq. feet)