

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



Telephone: 01386 555368

ESTATE AGENTS

2 The Close
Wyre Piddle
Persore
WR10 2HY

For Sale

Price £350,000



**SET WITHIN THIS POPULAR AVON SIDE VILLAGE A THREE
BEDROOM SEMI-DETACHED FAMILY HOME HAVING FRONT AND
REAR GARDENS GARAGE AND OFF ROAD PARKING WITHIN
A QUIET CLOSE**

**Entrance Hallway, Lounge (Wood burning Stove), Kitchen/Diner, Study/
Day Room, Cloak Room, Three Bedrooms, Family Bathroom, Garage,
Generous Gardens**

Council Tax:C , EPC: D(65)

Residential Sales Particulars

2 The Close, Wyre Piddle WR10 2HY

Situation

Wyre Piddle is a river side village, once trading from the River Avon in the 18th Century and now with the introduction of the bypass the village only has domestic traffic and is a most sort after residential location being convenient for all main centres with easy access. The village of Wyre supports a picturesque church at the bottom of Church Street where there are a number of black and white cottages, some with gardens that lead down to the river. There is local public house with riverside gardens, there is a marina and a public footpath pass the mill and onto Pershore Town through the wetland reserve. There is no through traffic to the village which has a predominantly south aspect with views to the distant Bredon Hill. There are local golf courses and supermarkets. The M5 is approximately 10 miles distance to Junction 7 at Worcester. The local facilities are found in Pershore.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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 south west, the north east, 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 major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main shopping centre.

Viewing

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.

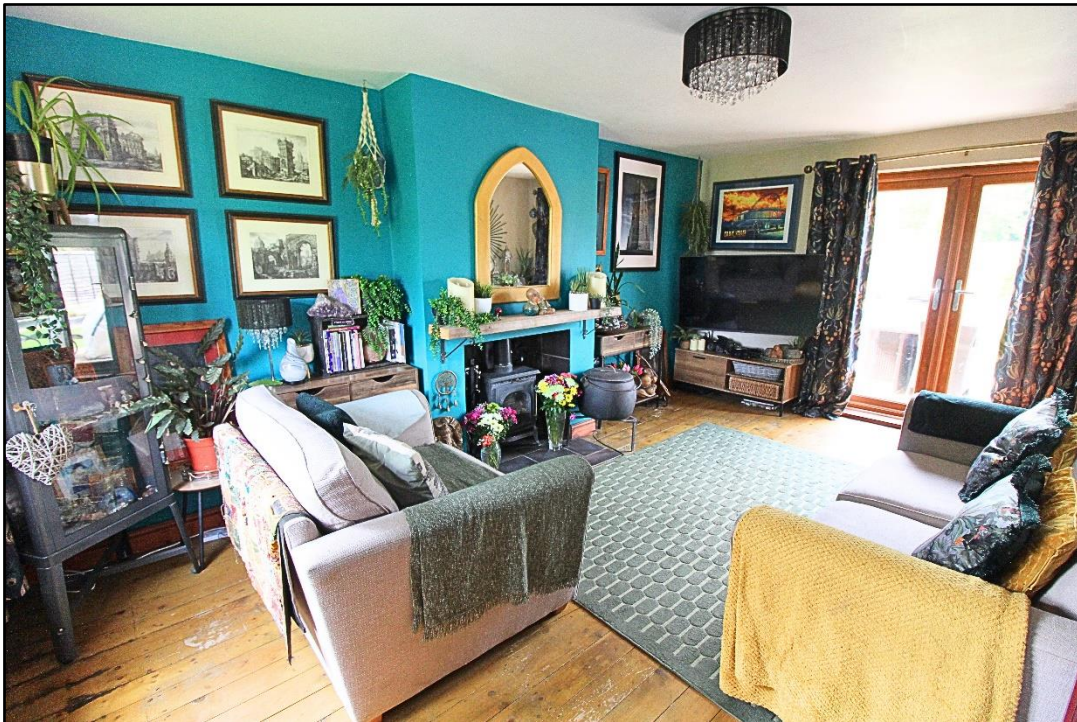
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Property Comprises

Entrance with glazed panels to front door with security lock into

Hallway with panelled radiator, pedant light. Stairway leading to first floor and doors off to

Lounge measuring approximately 17'5" x 10'9" (5.31m x 3.28m) with front elevation window, panelled radiator and ceiling light. BT point, power points and TV aerial socket, open fireplace with chimney breast and wood burning stove inset, with timber mantle over stone hearth. Rear elevation fully double-glazed doors lead out to garden patio and exposed timber floor covering.



Kitchen / Dining Room

measuring overall approximately 17'5" x 14'5 (5.31m x 4.39m) maximum with dual aspect windows, panelled radiator, ceiling light and multi socket power points.



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Kitchen Area (open plan) measuring overall approximately 13'9" x 10'8" (4.19m x 3.25m) maximum with range of fitted kitchen units having wide work top surface area and base level storage cupboards. Multi socket power points, built-in range cooker with 6 burner hob, stainless steel splash back and extractor hood over, built-in dishwasher and stainless-steel sink unit with mixer tap, upright larder cupboards and space for double fronted fridge. Ceiling lights and ceramic tiles surrounds. Floor covering.



Study / Day Room measuring approximately 14'7" x 7'5" (4.44m x 2.26m) with side elevation double glazed windows, ceiling lights and access hatch to roof void. Panelled radiator, power points and side access door.



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Cloak Room / Utility Room measuring 4'8" x 7'4" (1.34m x 2.23m) with plumbing for automatic washing machine, space for dryer, low flush WC, hand wash basin, power points and panelled radiator. Ceramic floor covering, opaque glazed window, coat hooks on rail and built-in shelving.

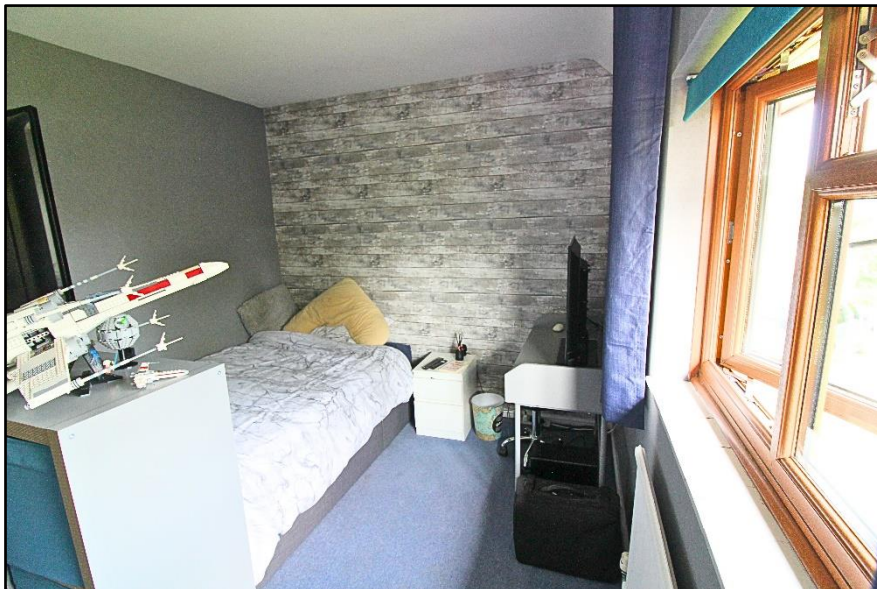
From the hallway stairway leads up to first floor

Landing with rear elevation double glazed window, pendant light. Airing cupboard housing slatted shelving and Worcester gas boiler.

Bedroom One measuring approximately 11' x 11'5" (3.35m x 3.48m) maximum, with front elevation double glazed window, panelled radiator, light and power points. Built-in storage area.



Bedroom Two measuring approximately 10'10" x 8'10" (3.30m x 2.69m) with built-in wardrobe cupboard, panelled radiator, front elevation double glazed window, light and power points.



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Bedroom Three measuring approximately 7'10" x 8'2" (2.39m x 2.49m) with rear elevation double glazed window, panelled radiator, wardrobe cupboard, light and power points.



Bathroom comprising panelled bath with tiled surrounds, Triton T80 electric shower, folding shower screen. Upright chrome towel rail / radiator, hand wash basin with cupboard under. Low flush WC and opaque double-glazed window with blinds, inset ceiling lights and extractor fan.



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Outside the Property

Detached Garage measuring internally approximately 16' x 8'4" (4.88m x 2.54m) with up and over door, connected to light and power with rear courtesy door.

To the front of the property there is vehicular access and driveway to the single garage, there is lawned frontage and pathways. To the side of the property there is gated access to side area and timber garden store, meter points. To the rear of the property there is paved patio raised borders and gravelled walkway, rear outside tap and central lawn area. There is trellised screen and metal archway to al fresco area with further timber garden store and space for entertaining.



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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,
Persnore,
WR10 1PT Telephone 01386 565000

Council Tax Band C