



6 Avon Mill Place, Pershore

Pershore

Guide Price **£225,000**

 **JONES &
ASSOCIATES**
BESPOKE ESTATE AGENCY



6 Avon Mill Place

Pershore, Pershore

- An attractive two bedroom Grade II listed home, with garage, in a sought-after setting close to the River Avon, conveniently positioned within a short walk of Pershore town centre
- Well-presented throughout, allowing a purchaser to move straight in with minimal work required
- Well-appointed fitted kitchen with integral appliances, good storage and preparation areas
- Attractive sitting/dining room offering a comfortable and versatile living space
- Two well-proportioned first-floor bedrooms, ideal for a variety of living arrangements
- Contemporary family bathroom finished in a clean, modern style
- Peaceful location with access to scenic riverside walks and outdoor leisure pursuits
- Situated within easy reach of Pershore's Georgian town centre, offering shops, cafés, supermarkets and leisure facilities
- Excellent local amenities including medical centres, hospital, library, schooling and cultural venues such as Number 8 Arts Centre

Positioned in the highly sought-after riverside location of Avon Mill, a few minutes' walk from the centre of Pershore, this attractive and beautifully maintained two-bedroom home offers a wonderful blend of character, comfort and convenience, with the added benefit of a separate garage located directly in front of the property, providing secure off-road parking.

The accommodation is arranged over two floors and is thoughtfully laid out for modern living. On the ground floor, the property opens into a welcoming entrance hall, with a storage cupboard, leading to a bright and spacious sitting/dining room, ideal for both everyday living and entertaining. The adjoining fitted kitchen is well proportioned and sensibly arranged, offering built-in appliances including a fridge/freezer & Dishwasher, ample storage and workspace.

To the first floor are two bedrooms, both enjoying pleasant outlooks, along with a modern family bathroom. The property is beautifully presented throughout and ready for immediate occupation.

Externally, the communal riverside gardens are a particular highlight, lending itself to scenic walks and outdoor leisure pursuits. The garage is situated to the front of the property. The owner's car must be parked in the garage.

The 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.



Pershore train station or the newly constructed Worcestershire Parkway Station provides links directly to London Paddington or Worcester Shrub Hill travelling on to Birmingham. 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 horse racing and the Everyman Theatre and major main shopping facilities, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good shopping centre.

Share of Freehold: We are advised by the seller that the property is Leasehold with approximately 975 years remaining and that there is a service/maintenance charge of £3030.96 per annum which covers buildings insurance, window cleaner, maintenance of communal grounds, maintenance of the outside of the building (painting of the doors, windows etc.) and general reserve funds. Management Company - Johnsons Property Consultants

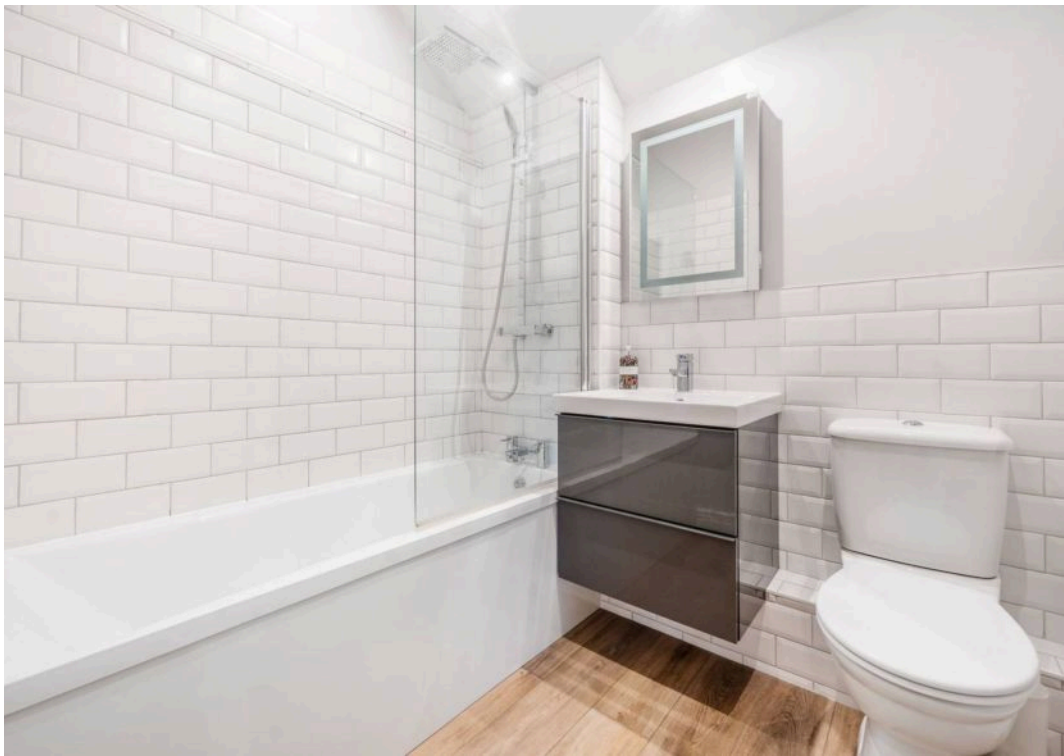
Tenure: SHARE OF FREEHOLD

EPC Rating: Grade II listed exempt

Local District Council: Wychavon

Council Tax band: C



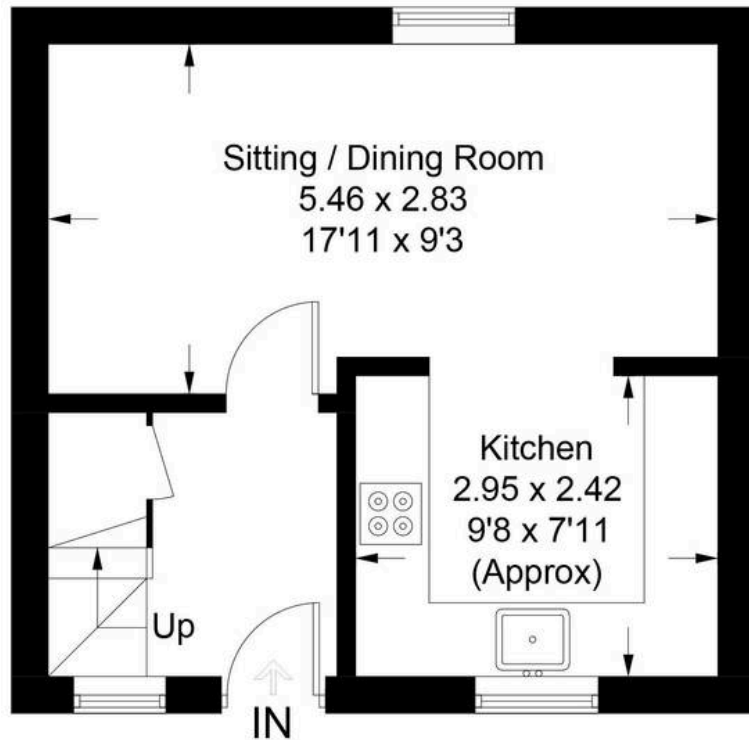


6 Avon Mill Place, WR10 1AZ

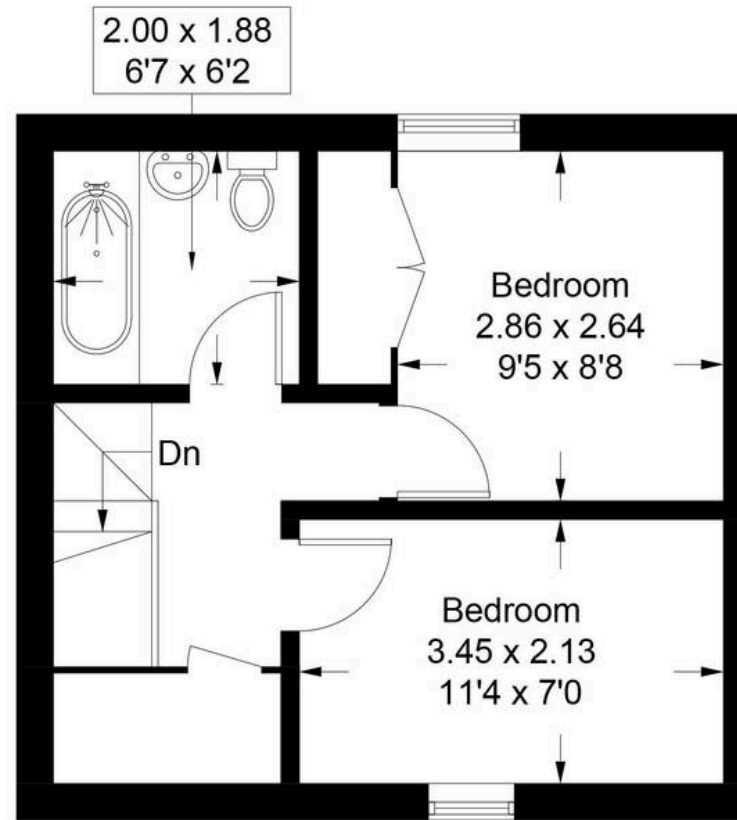
Approximate Gross Internal Area = 56.3 sq m / 606 sq ft

Garage = 18.0 sq m / 194 sq ft

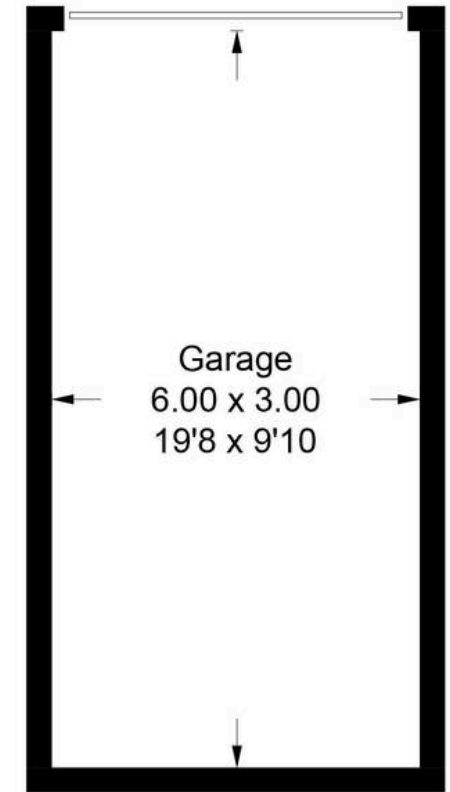
Total = 74.3 sq m / 800 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1269823)