



Avon Mill Place Pershore

£200,000

- Two-bedroom terraced house
- All external repairs/maintenance and upkeep costs are included in a monthly service charge
- Open plan kitchen/living/dining room
- Well maintained communal gardens
- Close proximity to Pershore town centre
- Garage with non-allocated parking for visitors
- NO ONWARD CHAIN
- **VIEWING AVAILABLE 7 DAYS A WEEK**

Nigel Poole
& Partners

Avon Mill Place

Pershore

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****TWO BEDROOM TERRACED HOUSE**** Character throughout with exposed beams. Entrance hall with storage; open plan living/dining room and kitchen (with integrated appliances). On the first floor there are two bedrooms (both with vaulted ceilings and exposed beams) and a shower room. This property provides peace of mind with no unexpected repair costs as all external building maintenance/repairs/ upkeep are covered by the service charge. The charge also includes building insurance, window cleaning, upkeep of all communal areas and gardens (including the supply of hanging baskets) and external electricity costs. The property is leasehold with a share in the management company which owns the freehold. Surrounded by beautiful countryside Pershore has independent retailers, coffee shops, Number 8 Theatre, leisure centre, public houses and restaurants.

Entrance Hall

Double glazed entrance door and window. Doors the open plan kitchen/living/dining room and under stairs cupboard. Stairs rising to the first floor.



Kitchen/Living/Dining Room 18' 4" x 16' 4" (5.58m x 4.97m) max

Open plan with double glazed windows to the front and rear. Wall and base units surmounted by wood worksurface. Sink and drainer with mixer tap. Tiled splashbacks. Integrated oven and induction hob with extractor fan over. Integrated slimline dishwasher and integrated fridge. Breakfast bar. Two contemporary radiators.



Landing

Doors to two bedrooms and the shower room. Airing cupboard with radiator housing the gas fired Ideal combination boiler.

23 High Street, Pershore WR10 1AA

Bedroom One 9' 5" x 8' 6" (2.87m x 2.59m)

Double glazed window to the rear aspect. Fitted wardrobe. Radiator.

Bedroom Two 9' 11" x 6' 11" (3.02m x 2.11m)

Double glazed window to the front aspect. Radiator.

Shower Room 7' 4" x 5' 7" (2.23m x 1.70m)

Shower cubicle with mains fed shower. Wall mounted wash had basin. Low flush w.c. Central heated ladder rail. Tiled splashbacks.

Leasehold

There are approx. 977 years remaining on the lease. A monthly service charge is payable to cover buildings insurance, external property repairs, decoration and maintenance, upkeep of communal areas, window cleaning, external electricity. The annual service charge is £2,950.96. The details should be verified by the purchasers solicitor.

Council Tax Band: c

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1AZ



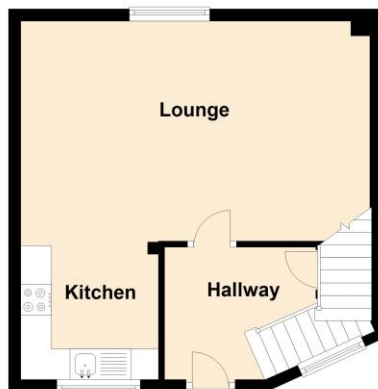
Private road with visitor parking and access to the riverside. Surrounded by beautiful communal gardens open countryside and the River Avon.





Ground Floor

Approx. 32.6 sq. metres (351.4 sq. feet)

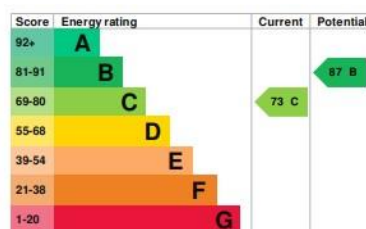


First Floor

Approx. 32.6 sq. metres (350.8 sq. feet)



Total area: approx. 65.2 sq. metres (702.3 sq. feet)



MISREPRESENTATION ACT 1991

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