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estate agents

 **MAYFAIR**
OFFICE GROUP

Avonbury, Church Street, Wyre Piddle, Pershore, Worcestershire. WR10 2JD

Offers Over £450,000

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A wonderful opportunity to live within this beautiful village on the banks of the River Avon, having three bedrooms, superb terraced garden to the rear with decking to river, parking and garaging.

Accommodation: 1st Reception/Dining Room, access into Sitting Room, access into Sun Room with double doors to rear, Inner Hallway with Utility Area and access into Kitchen. First floor: Large double Bedroom with stunning views to rear, with initial Dressing Area and built-in wardrobes, two further Bedrooms and Family Bathroom.

Outside: The property has a beautifully maintained Cottage garden to the front with pathway, together with parking and Garaging. There is also access to the garage's eaves from Bedroom 1. The rear of the property has an initial patio with further terracing and decked area onto the river, with Fishing and Mooring Rights.

LOCATION: The property is situated within this sought after village, having various local community groups and within easy reach of Worcester, Pershore and major transport links.

Dining Room: - 3.7m x 3.4m (12'1" x 11'1")

Sitting Room: - 5.2m x 3.7m (17'0" x 12'1")

Sun Room: - 4.5m x 2m (14'9" x 6'6")

Kitchen: - 2.5m x 2.5m (8'2" x 8'2")

Utility Area: - 2.8m x 1.7m (9'2" x 5'6")

Bathroom: - 2.7m x 2m (8'10" x 6'6")

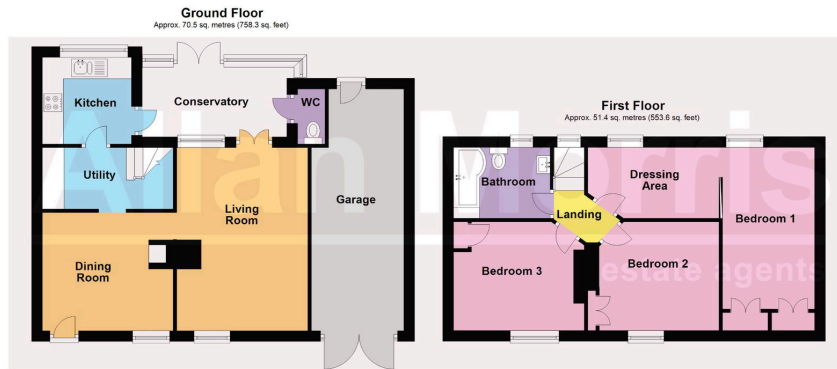
Bedroom 1: - 4.6m x 2.5m (15'1" x 8'2")

Dressing Area: - 3.7m x 2m (12'1" x 6'6")

Bedroom 2: - 3.3m x 3m (10'9" x 9'10")

Bedroom 3: - 3.7m x 3m (12'1" x 9'10")





Total area: approx. 121.9 sq. metres (1311.9 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



- Quintessential English Village • Backing onto the river
- 3 Good size Bedrooms
- Well maintained terraced garden
- Ample off road parking
- Garaging
- NO ONWARD CHAIN
- Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	