



ESTATE • AGENTS

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**15 Babylon Lane**  
**Bishampton**  
**Worcestershire**  
**WR10 2NN**

**For Sale**

**Price £210,000**



AN EXTENDED SEMI DETACHED TWO BEDROOM BUNGALOW WITH  
USEFUL ATTIC ROOMS AND GARDEN ROOM TO THE REAR.  
Hallway, Lounge, Extended Kitchen/Diner, Garden Room, Two Bedrooms,  
Bathroom, Attic Conversion, Attached Single Garage with Driveway,  
Pleasant Rear Garden.

*Residential Sales Particulars*

## **15 Babylon Lane, Bishampton, Worcestershire, WR10 2NN**

### **Situation**

15 Babylon is a semi-detached and extended bungalow which has also benefited from a loft conversion into useful rooms with Velux windows (access via loft ladder at present). Further extensions to the rear of the bungalow provide a kitchen/diner and a garden room which both overlook the rear garden. This two-bedroom bungalow has night storage heating, being all electric.

Bishampton is a popular residential village which supports a local shop and a busy public house. The village is easily commutable to surrounding main centres, Pershore being approximately 5 miles. There is a picturesque village church at the northern end of the village. There is a good bus service which travels throughout the villages to Pershore and Worcester.

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.

Off Station Road there is the railway link to London Paddington or Worcester Shrub Hill travelling onto Birmingham. The motorway is approximately nine miles distant at Worcester junction 7 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 and the Everyman Theatre and major main shopping, Worcester with famous Cathedral and equally famous cricket club together with the River Severn and good 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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**The Property Comprises of**

**Entrance** off the driveway into hallway with double glazed panelled front door, door chime and security lock. Key safe.

**Hallway** with night storage heater, coved ceiling, airing cupboard housing lagged hot water tank with immersion heater with 24-hour time control and slatted shelving. BT socket, power point. Separate cloaks storage cupboard with shelving.

**Lounge** measuring approximately 14' 10" x 11' 10" (4.30 x 3.38m) with rear elevation double glazed sliding patio door with side panel, coved ceiling, ceiling rose and light point. Ceramic tiled open fireplace with hearth and mantle shelf, TV aerial socket and power points.



**Garden Room** measuring approximately 11' 2" x 7' 9" (3.41 x 2.41m) with night storage heater, multi socket power points, coved ceiling, light point. New UPVC double glazed rear elevation windows and glazed door into garden (suitable for wheelchair). Sliding door into kitchen. New felt roof installed in 2015.

**Garden Room**



**Kitchen/Diner** measuring overall approximately 17' 3" x 10' 7" (5.27 x 3.26m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under, plumbing for automatic washing machine, storage for fridge, ceramic tiled surrounds, single drainer stainless steel sink unit with mixer tap. Rear elevation double glazed window with venetian blinds, ample power points, side elevation double glazed windows, wall mounted display cabinets, four-ring ceramic hob top, extractor filter over, cooker point, coved ceiling, ceiling fan and light points. Xpelair extractor fan, TV aerial socket. **Dining Area** There is enclosed consumer unit at high level and mains power switch. Space for table and door back into hallway plus door into lounge.



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**Bedroom One** measuring approximately 12' 9" x 11' 9" (3.93 x 3.63m) with front elevation bay window being double glazed, ceiling light and coving, pull-cord light switch, night storage heater, BT extension point and power point.



**Bedroom Two** measuring approximately 10' 7" x 8' 9" (3.26 x 2.71m) with front elevation double glazed window, light and power points, TV aerial socket, coved ceiling and pull-cord light switch.

**Bathroom/Wet Room** comprising low flush WC, water meter point, pedestal hand wash basin, walk in Mira shower with fold down seat, patterned ceramic tiled surrounds, ceiling light, shower curtain and rail, side elevation opaque double glazed window, vertical blinds, extractor fan and wall mounted fan heater and pull cord light switch.

**Outside the Property** there is driveway providing off road parking to an attached garage. Side gate leads to rear patio. Lawned area and pathway, there are stocked borders. There is an aluminium framed and glazed greenhouse measuring 9' x 12' 6" (2.74 x 3.84m). There is a vegetable garden and soft fruit trees. There is outside tap and a coal bunker. The garden is South West facing and overlooks farmland.

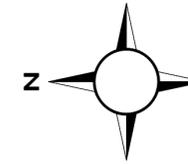
**Garage** measuring approximately 8' 5" x 16' 9" (2.59 x 5.15m) with single up and over door, electrically operated. Light and power points and side courtesy door. The garage is attached to the neighbouring garage.

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**The Rear of the Property**

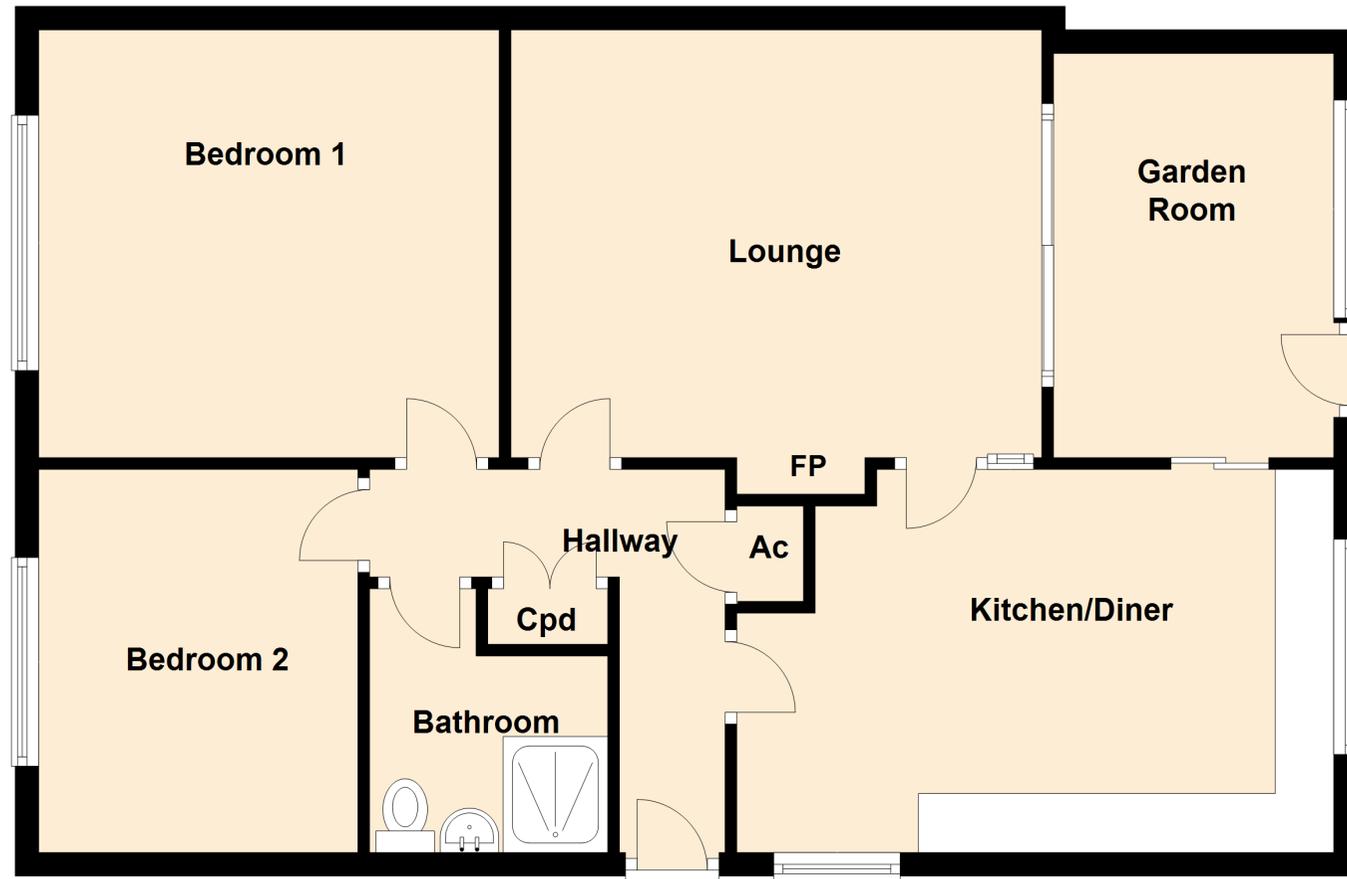


- Services** Mains water, electricity and drainage are connected to this property. Telephones and extension points are subject to BT transfer regulations.
- Fixtures & Fittings:** Only those items specified in these details are included in the sale of the property.
- Tenure:** The property is freehold
- Local Authority:** Wychavon District Council,  
The Civic Centre, Station Road,  
Persnore  
WR10 1PT Telephone 01386 565000
- Council Tax:** **Band C**



## Ground Floor

Approx. 77.0 sq. metres (828.7 sq. feet)



Prepared by Avonvale Solutions. Please note that all measurements and the floor plan are quoted for general guidance and whilst every attempt has been made to ensure accuracy, they must not be relied upon and do not form part of a contract.

Plan produced using PlanUp.

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