Bomford & COFFEY LIMITED
ESTATE·AGENTS

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Residential Sales Particulars

Spring Bank
Mill Bank
Fladbury
Worcestershire
WR10 2QA

For Sale **Price £335,000**

SITUATED IN AN ELEVATED POSITION WITH OUTSTANDING VIEWS.
A 1930'S PROPERTY WITH MUCH POTENTIAL OFFERING FOUR RECEPTION ROOMS, KITCHEN AND UTILITY ROOM. CLOAKROOM AND CELLAR. TWO BEDROOMS AND LARGE ATTIC. SET ON THE OUTSKIRTS OF THIS POPULAR VILLAGE HAVING DRIVEWAY, OPEN FRONTAGE AND LARGE ATTACHED DOUBLE GARAGE.

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of a contract. All measurements are within six inches tolerance.

Spring Bank, Mill Bank, Fladbury, Worcestershire, WR10 2QA

Situation

Spring Bank occupies a superb position set on the south side of the popular village of Fladbury. The property built circa 1930's has been extended to the rear and has a large attached double garage offering scope to extend this property. The house benefits from this elevated position which is above the floodplain. The property is within a conservation area and has private drainage and is connected to mains gas. The boiler is situated within the cellar and there are solar panels on the roof to assist the hot water. (Serviced December 2017)

Fladbury is a very popular residential village with period and new properties, together with a splendid church situated in the heart of the village, which has the River Avon running along its south-east boundary, with the famous photographs of the Cropthorne Mill House and Wear. The village supports a well-known award-winning pie shop. There are two public houses and a modern, well attended recreational development, providing tennis, cricket, canoeing and other interesting sporting pursuits. There are scenic walks along the river banks and the Evesham golf club is close at hand. Fladbury village is half way between Pershore and Evesham, providing the railway links to London and Worcester. There are main brand supermarkets in the area.

Fladbury provides a first school, with further ongoing education to secondary schools and higher, which all have good recommendation. There is easy access to the M5 motorway at Worcester. Stratford Upon Avon is approximately 20 miles distant for the theatre, with other main centres, Cheltenham 19 miles distant, Broadway (the gateway to the Cotswolds) 9 miles distant and Worcester city being 15 miles distant.

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The Property Comprises Of

Entrance Porch with double glazed panels, glazed front door with security lock, light point, quarry tile floor covering and mat-well to

Entrance having a fully glazed timber framed front door with five-lever security lock into

Dining Room measuring approximately 12' x 11' 8" (3.66 x 3.60m) with chimney breast intrusion, gas point, TV aerial socket, BT sockets, multi socket power points, front elevation double glazed picture window, two panelled radiators, side elevation double glazed window, inset ceiling lights and open plan stairway leading to first floor.

Lounge measuring approximately 18'10" x 11'3" (5.52 x 3.44m) with coved ceiling, front elevation bay window, dimmer switches to inset ceiling lights. Chimney breast intrusion with gas fire inserted, exposed brick and mantle shelf. Ample multi socket power points, TV aerial socket, two double panelled radiators, borrowed light panel.

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Study measuring approximately 15' x 6'6" (4.57 x 2.01m) with built-in desk having base level drawers. Rear elevation panelled glazed windows with secondary double glazing. ceiling light points. Panelled radiator, BT socket and multi socket power points. There is a door into the lounge and further door to **garage.**

Music Room measuring approximately 13'6" x 6'6" (4.14 x 2.01m) with shelving, double panelled radiator, rear elevation windows with secondary double glazing, ceiling light, TV aerial socket and power points.

From the dining room, there is sliding door into

Kitchen measuring approximately 6'6" x 11'8" (2.01 x 3.60m) with range of fitted kitchen units having work top surfaces, drawers and storage cupboards under. Single drainer stainless steel sink unit with mixer tap. Gas cooker point. Power points. Two double panelled radiators, vinyl floor covering, storage shelving and built-in upright fridge. Ceiling light, side elevation double glazed window, wall mounted storage cupboards, doorway through to

Utility Room measuring approximately 6' 5" x 8'7" (1.98 x 2.65m) with fitted worktop surface, single drainer stainless steel sink unit with mixer tap and plumbing for dishwasher. Space for washing machine. Panelled radiator, shelving, partial ceramic tiled surrounds. Ceiling light, multi socket power points. Useful storage cupboards, clothes rail. Mat-well. Rear access door and door into

Cloakroom comprising of low flush WC, wall mounted hand wash basin with tiled splashback. Wall mirror, shaver point and light, consumer unit fuse box. Ceiling light.

Rear Porch with quarry tiled floor covering and glazed panels, being open plan to covered way at the rear. Meter point, sensor light and porch light.

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Cellar Access from the kitchen leading down. Measuring approximately 11'8" x 12' (3.60 x 3.66m) with ample storage racking. Wall mounted Worcester boiler. Window/air vent with security bars. Hot water cylinder and solar panel system. Ceiling lights and stop tap.

Double Garage measuring approximately 17' x 19' 6" (5.18 x 5.97m) with up and over doors. Wall mounted fuse box, light and power points. Access door to the study. Useful storage area.

Open plan stairway from dining room leads up to

First Floor Landing with rear elevation double glazed window, ceiling light point, panelled radiator, access hatch to roof void (with loft ladder, light points and predominately boarded).

From the landing there are doors off to

Bedroom One measuring overall approximately 11'4 x 18'10" (3.47 x 5.52m) with en suite hand wash basin, built-in wardrobe cupboards with base level drawers and fitted dressing table, wall mirror and light. Further built in wardrobe cupboard with light point. Chimney breast intrusion, multi socket points, TV aerial socket. BT socket and two double panelled radiators. Front elevation double glazed windows and further side elevation opaque double-glazed window.

Bedroom Two measuring approximately 8'3" x 12' (2.53 x 3.66m) with front elevation double glazed window. Built-in wardrobe cupboard with rail and overhead storage. Chimney breast intrusion, light and power points, double panelled radiator.

Bathroom comprising of panelled bath with mixer tap, shower attachment with shower curtain and rail. Pedestal hand wash basin, wall mirror, shaver point and light. Ceramic tiled surrounds, panelled radiator, side elevation opaque double-glazed window, low flush WC, towel rail, ceiling light and pull cord light switch.

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Outside the Property

Access onto driveway leading up to the large double garage with off-road parking to the front of the property. The garden is terraced and landscaped with specimen shrubs together with roses and fruit trees. There is further pathway with steps down to the village road.

To the east side of the property there is enclosed lawned area and vegetable patch together with sitting area and **Summer House,** with light and power. Being timber with internal measurements of 8'6" x 8'6" (2.62 x 2.62m) with double doors and glazed panels and pitched roof.

To the rear of the property there is a paved walk-way and covered way with timber frame having poly carbonate roof, leading to pedestrian access into the village.

There is sensor lighting to the front and rear of the property.

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Services	Mains water, electricity and gas are connected to this property. There is a private drainage system. (Septic tank) 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, Pershore WR10 1PT Telephone 01386 565000
Council Tax:	**Band F**

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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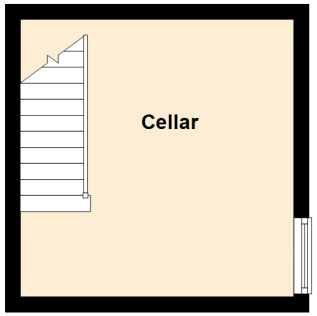
Ground Floor

Approx. 106.1 sq. metres (1141.9 sq. feet)

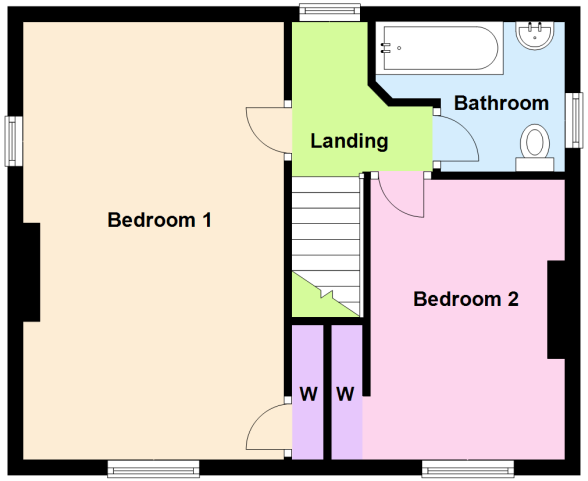
Basement

Approx. 13.2 sq. metres (141.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.2 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.