



18 Avon Mill Place, Pershore

Pershore

Guide Price **£500,000**



18 Avon Mill Place

Pershore, Pershore

- A well-presented three-bedroom townhouse with stunning views of the river Avon
- Located in the sought-after riverside development of Avon Mill Place
- Private mooring
- 1st floor living room with a balcony and elevated river views
- 1st floor kitchen/dining room with integral appliances & a cloakroom
- 2nd main bedroom suite with en-suite bath & shower room
- 2nd floor additional two bedrooms and a family bathroom
- Beautifully tended communal river fronted gardens
- Large double garage and access to the terraced garden
- Gas-fired central heating & double glazing throughout

Annual management charge of £4,091.39

Tenure: LEASEHOLD (SHARE OF FREEHOLD)

Lease: 999 years from 1 January 2002

EPC Rating: C

Local District Council: Wychavon

Council Tax band: E



Located in the sought-after riverside development of Avon Mill Place, this beautifully presented three-bedroom townhouse offers a rare opportunity to enjoy direct frontage and spectacular elevated views of the River Avon, and a private mooring.

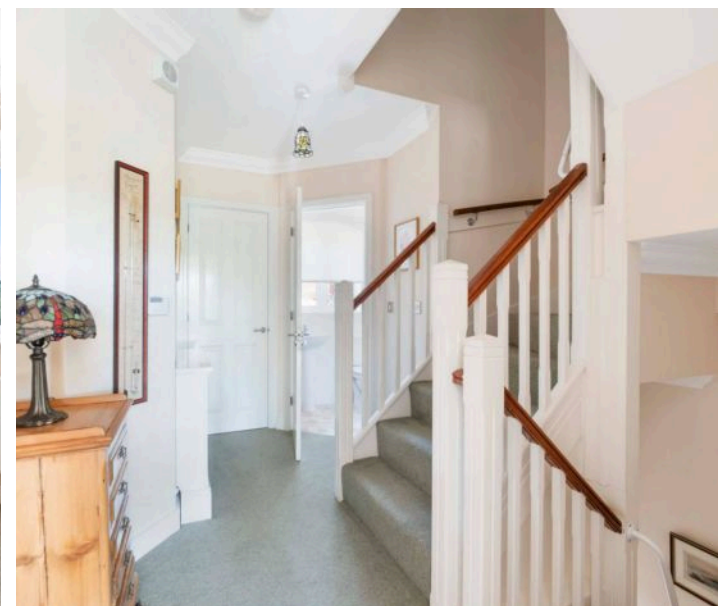
Set across three floors, the property is perfectly positioned to make the most of its stunning riverside setting. The first-floor living room opens onto a private balcony, providing an exceptional vantage point to watch the river flow by – the ideal space to unwind or entertain while enjoying the tranquil scenery. The adjoining kitchen/dining room is both stylish and functional, complete with integrated appliances, and a convenient cloakroom.

The second floor is home to a spacious main bedroom suite featuring its own en-suite bathroom with both bath and shower facilities. Two additional bedrooms and a family bathroom complete the upper floor, making this an ideal home for families or guests.

Outside, residents benefit from beautifully maintained communal gardens that stretch along the riverbank – perfect for quiet strolls or simply soaking up the serene waterside atmosphere. The property also boasts a private mooring, offering direct access to the River Avon for boating enthusiasts.

Additional features include a large double garage, a private terraced garden, gas-fired central heating, and double glazing throughout for year-round comfort.

This riverside gem truly captures the essence of waterside living – peaceful, picturesque, and perfectly placed.







Avon Mill Place

Approximate Gross Internal Area

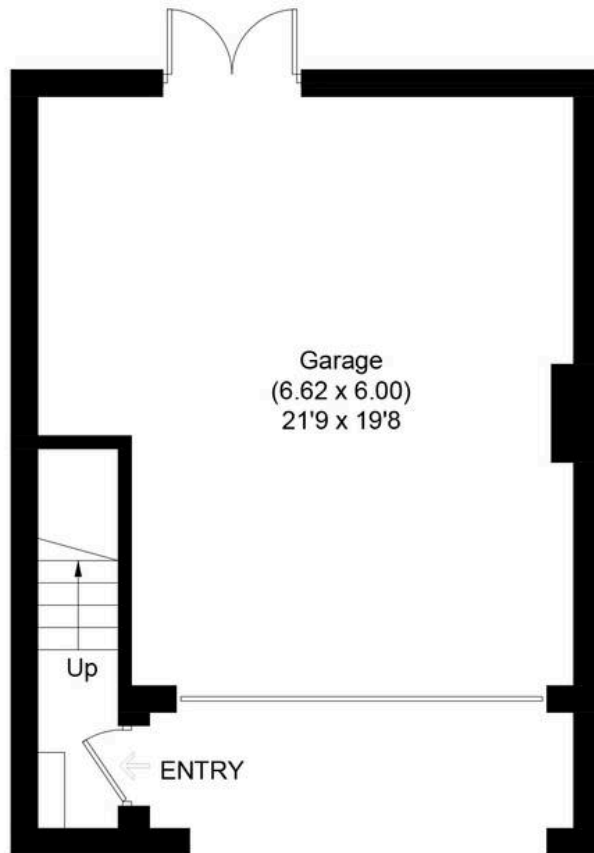
Ground Floor = 4.0 sq m / 43 sq ft

First Floor = 49.4 sq m / 532 sq ft

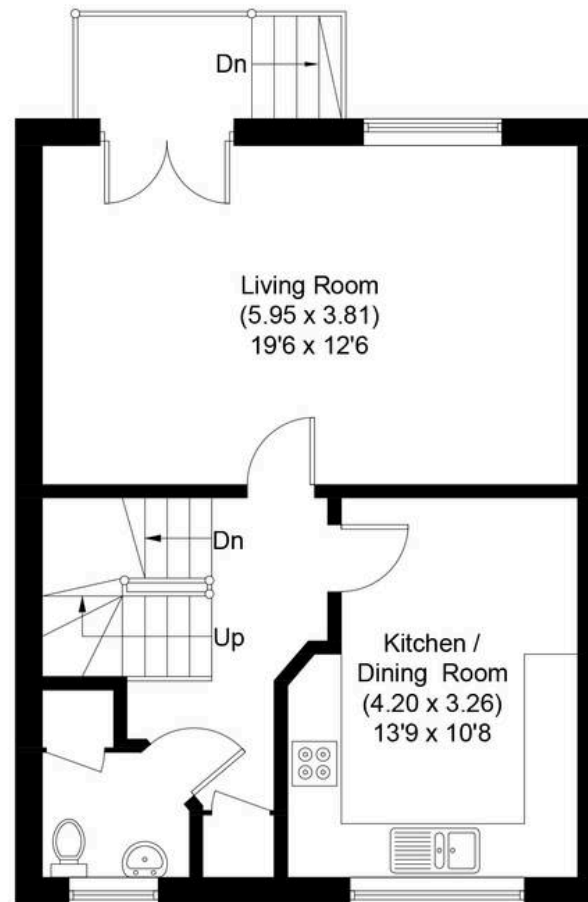
Second Floor = 49.2 sq m / 529 sq ft

Garage = 36.9 sq m / 397 sq ft

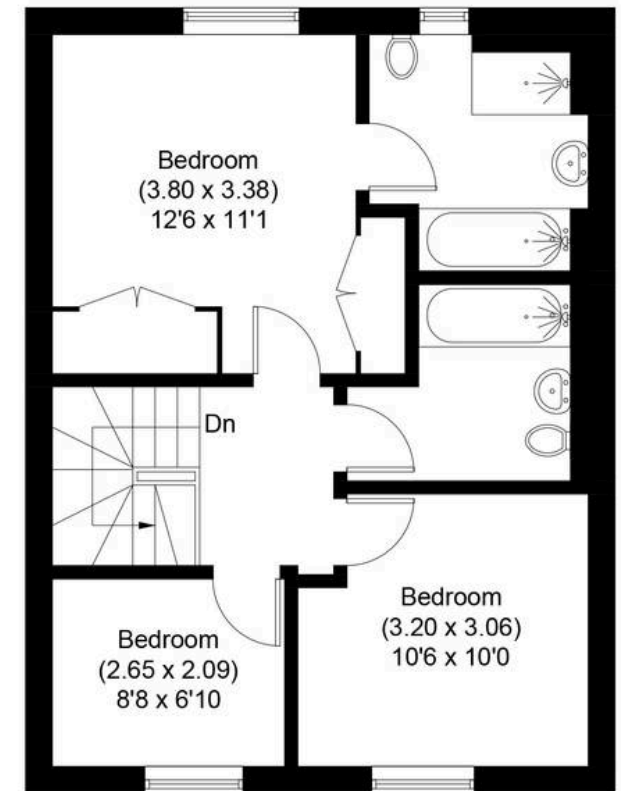
Total = 139.5 sq m / 1501 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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