



Emblem Close, Pershore, WR10 2FQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

NO ONWARD CHAIN - A brand new semi detached home offering immaculately presented and well proportioned accommodation, situated on this popular and sought after development with easy access to Pershore town centre, national road and rail networks.

The accommodation in brief comprises:

Reception Hall
Lounge
Kitchen Dining Room
Cloakroom
Two Double Bedrooms
Bathroom

Outside, to the front of the property is a fore garden with paved pathway to the front door.

To the side of the property is off road parking for two cars with a gated rear garden pedestrian access.

To the rear of the property is an enclosed garden predominately laid to lawn with a paved patio area.

Services: Mains services are connected, central heating & double glazing is installed.

Agents note: We are advised that there is/will be a communal annual service/maintenance charge toward the upkeep of the development of £135.46. (TBC via solicitors)





Key Features

- A brand new semi detached home
- Ideal first time buyer property or investment opportunity
- Lounge Room
- Kitchen Dining
- Two Double Bedrooms
- Bathroom
- Private lawned gardens
- Off road parking/driveway - 2 spaces
- Viewing highly recommended

Guide Price
£245,000

EPC Rating - B

Tenure - Freehold

Council Tax Band - New Build

Local Authority -
Wychavon

Ground Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



First Floor

Approx. 31.2 sq. metres (336.1 sq. feet)



Total area: approx. 62.3 sq. metres (670.8 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

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