



Emes Close, Persnore

Asking Price: £240,000

- A three-bedroom semi-detached house with westerly facing garden
- Lounge
- Open plan kitchen/dining room with understairs storage and access to the garden
- Family bathroom
- One Double and two single bedrooms.
- Garden with patio seating area, lawn and mature planting
- Driveway with parking for two vehicles
- Located in a quiet cul-de-sac location

Nigel Poole
& Partners

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****THREE BEDROOM SEMI-DETACHED FAMILY HOME IN A SOUGHT-AFTER LOCATION**** Benefits from a quiet cul-de-sac location, with easy access to Pershore town centre. Entrance hall; lounge with a wooden fire surround and electric fire; Kitchen/dining area with under stair storage and access to the rear garden. On the first floor there are three bedrooms and a family bathroom. The westerly facing garden has a patio area; ideal for entertaining, lawn area with mature planting, shed and undercover storage. Driveway has parking for two vehicles. Conveniently located within easy walking distance, the pretty market town of Pershore provides a range of great shopping and leisure facilities including a theatre. The area has a good range of schools both state and independent. Located within easy access to Pershore town centre, Pershore train station, Worcestershire Parkway train station and excellent links to the motorway.

Front

Steps to the front door; laid to lawn with mature planting; gated access to the rear; tandem parking for two cars.

Entrance Hall

Obscure wooden entrance door. Stairs rising to the first floor. Laminate wood flooring. Radiator. Door into lounge.

Lounge 16' 0" x 10' 3" (4.87m x 3.12m)

Double glazed window to the front aspect. The focal point of the lounge is the wooden fireplace with electric fire. Half height dado rail. Radiator. Laminate wood floorings. Doors into kitchen and entrance hall.



Kitchen/Dining Room 13' 8" x 9' 0" (4.16m x 2.74m)

Double glazed window and door to the rear aspect. Range of wall and base units surmounted by work surface. Space for cooker with extractor over. Space for washing machine, dishwasher and fridge freezer. Wall mounted gas-fired boiler. Radiator. Door to the under stairs cupboard with light.

First Floor Landing

Airing cupboard with shelving and hot water cylinder. Access into loft. Doors to the bedrooms and bathroom.

Bedroom One 13' 10" x 8' 1" (4.21m x 2.46m)

Double glazed window to the rear aspect. Radiator.



Bedroom Two 10' 2" x 6' 4" (3.10m x 1.93m)

Double glazed window to the front aspect. Radiator.

Bedroom Three 7' 1" x 6' 8" (2.16m x 2.03m)

Double glazed window to the front aspect. Radiator.

23 High Street, Pershore WR10 1AA

Bathroom 6' 10" x 5' 5" (2.08m x 1.65m)

Obscure double-glazed window to the side aspect. Panelled bath with overhead shower, part tiled walls. Wash hand basin with splashback. Low level w.c. Radiator. Extractor.



Rear Garden

Enclosed with gated side access. Patio seating area with lawn and mature planting. Wooden shed with undercover storage; gated access to the front.



Tenure: Sold as a Freehold

The property is currently shared ownership but will be stair cased by the current vendors before completion resulting in a 100% Freehold property. Due to this the property must be sold at the asking price of £240,000

Council Tax Band: C

Additional information:

There is building happening to the rear of the property, it is yet to be confirmed how many dwellings. This will be confirmed, when more information is available.

Broadband and Mobile Information:

To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR10 1QY



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