



**ESTATE AGENTS**

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**9 Emes Close**  
**Pershore**  
**Worcestershire**  
**WR10 1QY**

**For Sale**

**Price £279,950**



**SET WITHIN THIS POPULAR CLOSE A THREE BED SEMI-DETACHED HOUSE WITH SOUTH FACING REAR GARDEN AND OFF-ROAD PARKING TO THE FRONT. CONVENIENT FOR LOCAL FACILITY**

**Canopied Entrance, Hallway, Lounge, Fitted Kitchen Diner, Three Bedrooms, Bathroom, Pleasant Rear Garden, Gas Central Heating.  
Council Band C EPC: D (66)**

*Residential Sales Particulars*

## **9 Emes Close, Pershore WR10 1QY**

### **Situation**

Number 9 Emes Close, is a semi-detached property built by David Wilson Homes approximately 20 years ago which is set in a quiet close of similar properties, which have parking to the front. There is garden frontage and side pedestrian access to a rear garden. This property has been well maintained and there will be no ongoing chain. This close gives easy access to Pershore Town's facilities and schooling.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarkets together a 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the southwest, the northeast, London and the Thames Valley, so significantly enhancing Worcestershire's connectivity to outlying regions. The motorway is approximately nine miles distant at Worcester junction 7 of the M5, 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, the Everyman Theatre and superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised shopping centre

### **Viewing**

#### **BY APPOINTMENT ONLY**

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.

## 9 Emes Close, Pershore WR10 1QY

### Property Comprises

**Canopied Entrance** with lantern light, UPVC front door and door chime into

**Hallway** with panelled radiator, Open Reach main BT point, power points and coat hooks on rail. Pendant light, stairs leading to first floor and door into

**Front Lounge** measuring overall approximately 10'2" x 16'2" (3.10m x 4.92m) with front elevation double glazed windows, venetian blinds and double panelled radiator. Featured fireplace surround with electric fire inserted. Wall light points and pendant light. TV aerial socket, ample power points. Door into



**Kitchen / Diner** measuring approximately 13'7" x 9' (4.14m x 2.74m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Base level shelving and plumbing for automatic washing machine. Space for base level fridge, wine rack shelving and vegetable storage, circular stainless steel sink unit with mixer tap and single drainer. Wall mounted Worcester boiler, electric hob with oven and grill under. Wall mounted storage cupboards, consumer unit and rear elevation double glazed window. Extractor fan, half panelled glazed back door, table area and panelled radiator. Ceramic floor covering, ceiling lights, ample power points and useful under stair storage cupboard.

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From the hall, stairway with banister rail leads up to first floor

**Landing** with access hatch to roof void, inset ceiling lights and useful storage cupboard

**Bedroom One** measuring approximately 9'3" x 13'8" (2.82m x 4.17m) with rear elevation double glazed window, panelled radiator, light with ceiling fan and power points.



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**Bedroom Two** measuring approximately 10'2" x 6'4" (3.10m x 1.93m) with front elevation double glazed window, ceiling light with fan, panelled radiator and power points.



**Bedroom Three** measuring approximately 7' x 7'1" (2.13m x 2.16m) with front elevation double glazed window, panelled radiator, light and power points.



## **9 Emes Close, Pershore WR10 1QY**

**Bathroom** comprising panelled bath with plumbed in shower, with shower head on wall bracket. Ceramic tiled surrounds, pedestal hand wash basin with mixer tap, glazed shelf and mirror fronted cabinet. Low flush WV, towel rail, shaver point and further glazed shelf. Panelled radiator, extractor fan and ceiling light.



## **Outside the Property**

To the rear there is pedestrian access to the right-hand side of the house, bin storage area and timber garden gate opening into rear garden. With paved patio, retaining wall and lawned area with borders. Further paved rear terrace and a timber garden store. There is outside tap and light point.



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To the front of the house, paved walkway and lawned area, Off-road parking for 2 vehicles.

**Services:** All mains services 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