



ESTATE AGENTS

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**6 Bedford Close
Pershore
Worcestershire
WR10 1QH**

For Sale

Offers Over £300,000



A MUCH IMPROVED MODERNISED AND WELL PRESENTED THREE BEDROOM EXTENDED SEMI-DETACHED HOME WITH ATTACHED GARAGE AND LARGE WORKSHOP TO THE REAR IN GOOD LOCATION WITH OFF ROAD PARKING AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.

EPC : C (70) COUNCIL TAX :C

Residential Sales Particulars

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Situation

Number 6 Bedford Close, has been the subject of much improvement by the present Vendors improving the insulation and double glazing, there is cavity wall insulation and a new plumbed in boiler which will all help to improve the efficiency of the property. The front garage has electric roller door and there is now an addition of a cloak room with shower to the back of the garage, there is rear hallway that leads out to covered garden area and a garden room being part of a new workshop which has been added to the property. The garden has been landscaped and there is rainwater collection to the rear and neat frontage to the house provided off-road parking. The kitchen has been re-designed and gives access now to the cloak room and the garage.

In all, a very well put together property that needs to be viewed to avoid disappointment.

The market town of Pershore is approximately 5 miles distant traveling North being a Georgian style and provides high street shopping facilities and supermarket together with 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.

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.

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Property Comprises

Canopied Entrance with stone step to UPVC front door with leaded glazed panels, security lock and opaque glazed side panel into

Hallway having venetian blinds to front window and timber curtain pole, laminated floor covering, panelled radiator with TRV, pendant light and plated multi socket power points. Useful under stair storage with coat hooks and shelving, wall mounted Vaillant thermostatic control for central heating. Door into



Front Lounge measuring overall approximately 12' 8" x 10' 6" (3.90m x 3.23m) with ceiling light point, multi socket power points with USB chargers. Front elevation UPVC double glazed window with venetian blind and curtain pole. Wall mounted base level storage shelf for TV, panelled radiator with TRV through to



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Dining Room

measuring approximately 10'10" x 9'4" (3.07m x 3.23m) maximum with ceiling light point, panelled radiator with TRV, multi socket power points and rear elevation fully glazed double doors leading out to garden, curtain pole.

From the hallway there is door into



Kitchen

measuring approximately 10' 8" x 7'3" (3.29m x 2.22m) with range of modern fitted kitchen units comprising of laminated work top surfaces, drawers and storage cupboards under. 4- burner gas hob with splashback and extractor hood over. Enclosed upright storage cupboard with shelving, larder cupboard and space for base level fridge. Multi socket power points, base level oven and grill, plumbing for automatic washing machine. Porcelain sink unit with mixer tap, rear elevation double glazed window with venetian blinds, ceiling light point and laminated floor covering. through to

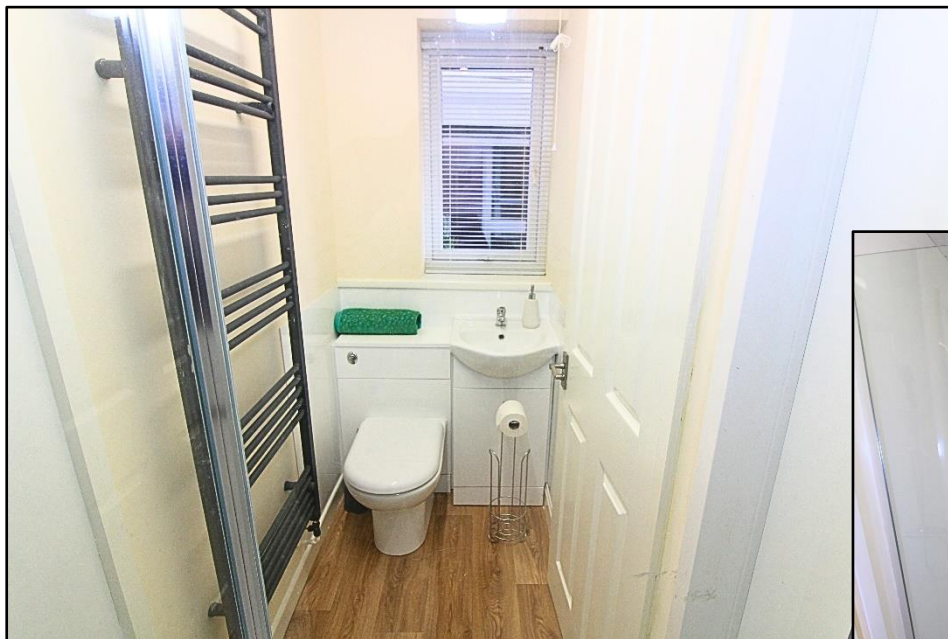


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Inner Hall with upright panelled radiator (TRV)., Multi socket power points, ceiling light and fire door into garage. Panelled glazed rear access door.



Cloak Room with laminated floor covering, low flush WC and mounted hand wash basin with storage cupboard under. Rear elevation double glazed window with venetian blind. Ceiling light and upright towel rail / radiator. Walk-in shower cubicle with glazed screen and manual control with shower heads and aqua panel surrounds over shower tray.



Stairway with balustrading leads up to first floor.

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Landing with side elevation double glazed window, venetian blind and access hatch to insulated roof void (loft ladder).



Bedroom One (Front Elevation) measuring overall approximately 12'6" x 10' (3.84m x 3.04m) with double glazed window, pendant light, curtain pole and panelled radiator (TRV). Power points, built-in wardrobe cupboard with slatted shelving and hanging rail.



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Bedroom Two (Rear Elevation) measuring overall approximately 10'5" x 9'4" (3.20m x 2.86m) with built-in wardrobe cupboards being double fronted with shelving and hanging rail. Double glazed window with roller blind and curtain pole. Pendant light, power points and panelled radiator (TRV).



Bedroom Three measuring approximately 6'6" x 6'5" (2.01m x 1.98m) minimum with built-in cupboard housing Vaillant boiler and shelving (useful storage). Front elevation double glazed window with venetian blind, pendant light and power point.



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Bathroom comprising pedestal hand wash basin with tiled splashback, low flush WC, upright chrome radiator / towel rail. Panelled bath with ceramic tiled surrounds, mixer tap and electric Mira shower over with shower head on wall bracket. Glazed shower screen, pull cord light switch and ceiling light point. Opaque high level window, extractor fan and sealed floor covering.



From the inner hall, door leads out to covered way and paved area and poly carbonate roof cover and light point to

Garden Room with insulated laminated floor covering and folding automatic roller door. Double glazed window and further door into garden. Ceiling light point and power point. Panelled glazed door into



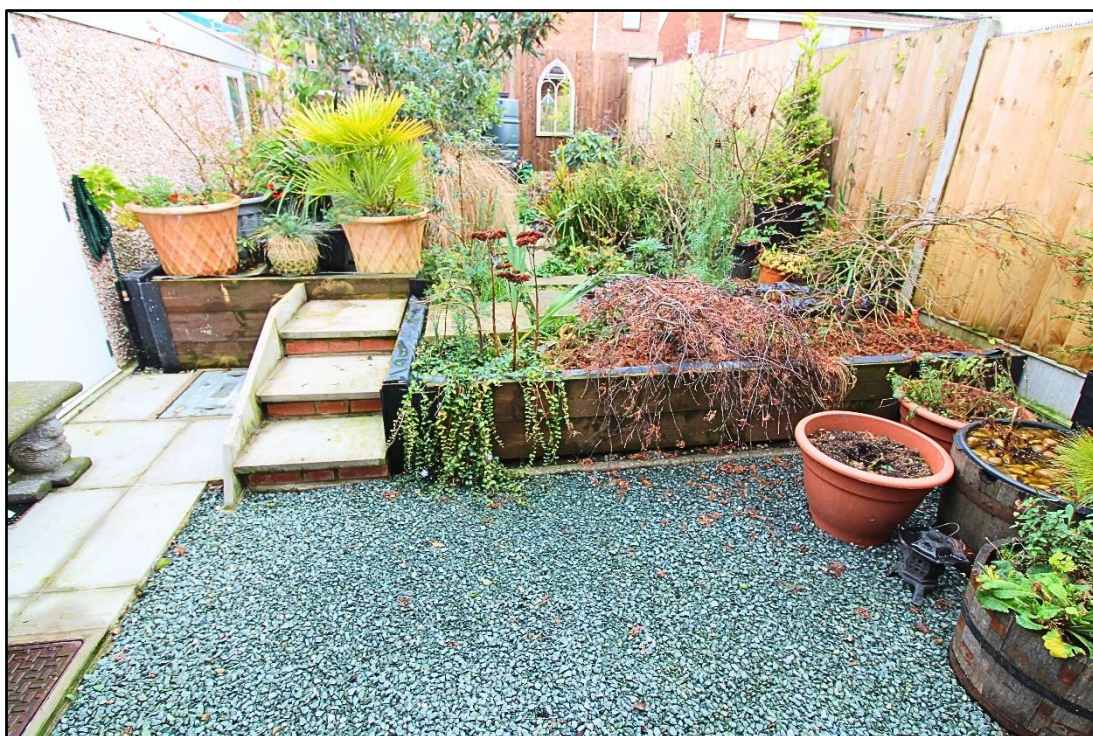
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Workshop measuring approximately 17'3" x 7'9" (5.27m x 2.40m) with integral low flush WC, light and power connected, ceiling lights, fitted single drainer stainless steel sink unit with mixer tap and side elevation opaque double-glazed window. Wall mounted storage cupboards, work top surfaces, ample shelving – useful multifunction work room.



Outside the Property

To the rear of the property there is grey gravelled area and paved walkway, raised border and steps into garden, having been landscaped and well stocked with specimen shrubs. Stone paved walkway and raised sitting area, outside power supply. Water harvesting tubs.



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Attached Garage with automatic roller door to the front, light and power is connected, consumer unit and service points, shelving radiator and easily accessible storage area.

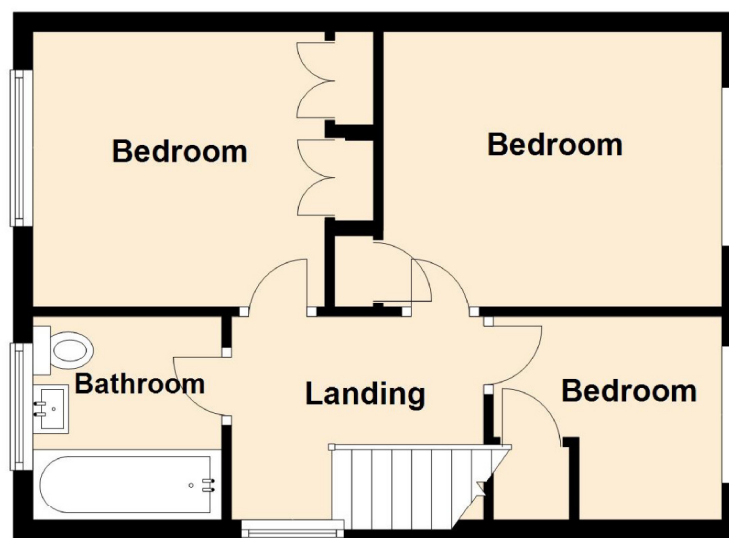
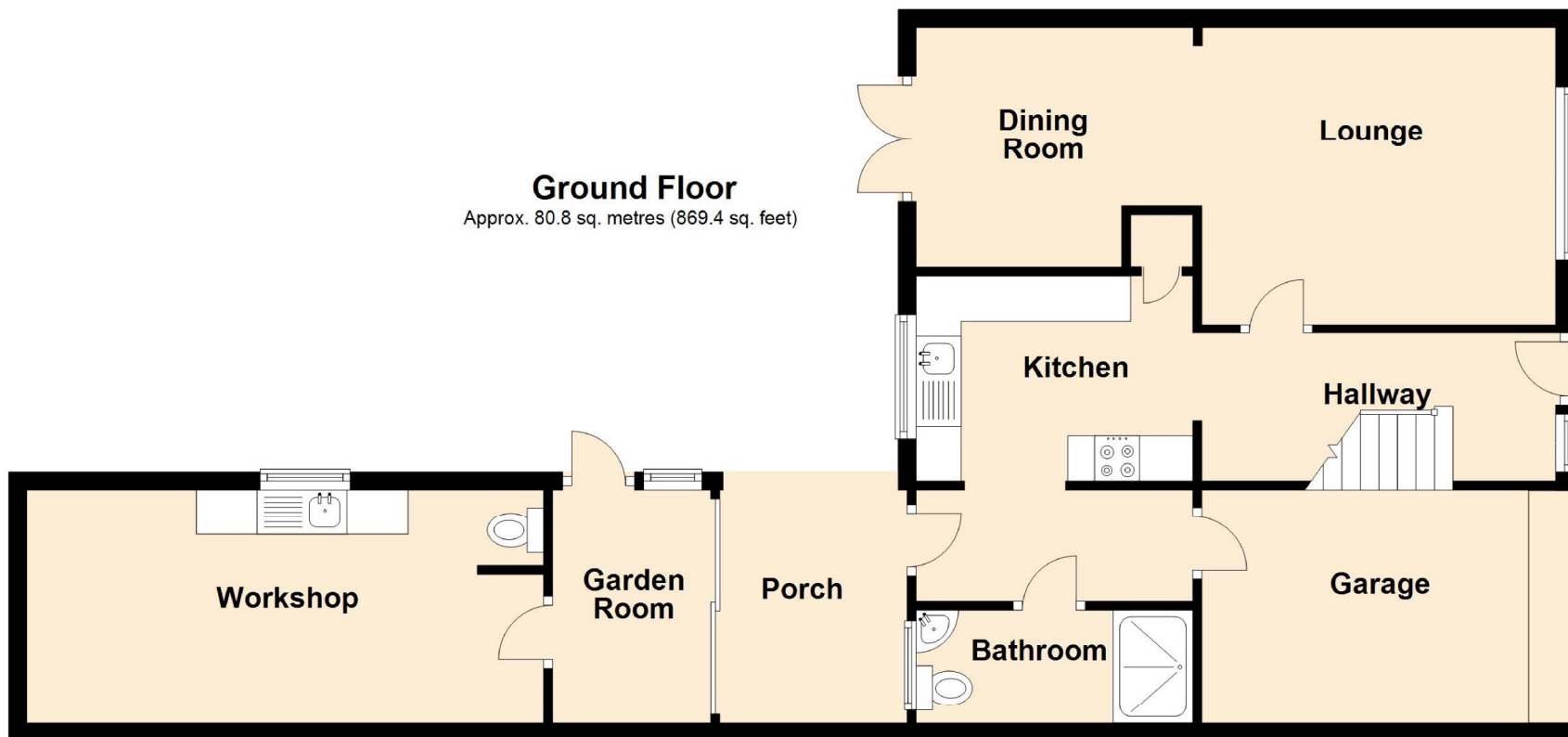
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band C**



First Floor
Approx. 35.8 sq. metres (385.8 sq. feet)

Total area: approx. 116.6 sq. metres (1255.2 sq. feet)