



ESTATE AGENTS

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13 Paddock Close.

Pershore,
Worcestershire
WR10 1HJ

For Sale

Guide Price £299,000



**A LINKED-DETACHED THREE BEDROOM PROPERTY WITH
CONSERVATORY TO THE REAR PLEASANT GARDEN
GARAGE & OFF-ROAD PARKING. CONVENIENT FOR THE
TOWN CENTRE. NO CHAIN**

Entrance Porch, Hallway, Lounge, Dining Room, Conservatory,
Kitchen, Utility & Cloakroom, Three Bedrooms, Bathroom, Gas
Central Heating

EPC: D (67) COUNCIL BAND: D

Residential Sales Particulars

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Situation

Paddock Close is a popular residential area of similar style linked-detached properties, with frontages and being convenient for Pershore Town centre and easy access from Three Springs Road to all main town's.

There is no ongoing chain to this property as the Vendors have already moved. This property is in need of some modernisation and provides good accommodation and potential to make your own choice of updating. There is a good-sized conservatory to the rear and a cloak room within the utility area and access to the established garden.

The market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with a leisure complex and central car parks. 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.

The new Worcestershire Parkway Station has been developed to improve the access and destinations to the south west, the north east, 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 major shopping facilities; Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and main 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.

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Property Comprises

Entrance Porch with double glazed panels, outside lantern light to

Entrance having colour glazed panels to UPVC front door with side panel and security lock into

Hallway with BT point, power points, panelled radiator, pendant light and coved ceiling. Under stair storage area with consumer unit and gas meter point. Stairway leading to first floor and doors off to

Front Lounge measuring approximately 13' x 10'9" (3.96m x 3.32m) with front elevation double glazed windows, venetian blinds, panelled radiator and open fireplace with surround and mantle shelf over ceramic hearth. Suspended timber floor, coved ceiling with ceiling rose and pendant light. Through to



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Dining Room measuring approximately 10'7" x 9' (3.26m x 2.74m) with pendant light and ceiling rose. Panelled radiator, coved ceiling and suspended timber floor. Sliding patio door with side panel into



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Conservatory measuring approximately 15'5" x 8'3" (4.72m x 2.52m) comprising double glazed panels with polycarbonate roof and roof blinds. Window blinds, multi socket power points and wall mounted electric radiator. Wall light points, ceiling fan and fully glazed door into garden.



Kitchen measuring approximately 10'7" x 7'9" (3.26m x 2.40m) with fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Ample power points and wall mounted kitchen units. Single drainer stainless steel sink unit with mixer tap, rear elevation double glazed window with roller blind. Double panelled radiator, larder cupboard and ceiling light. Ceramic tiled surrounds. Half opaque panelled glazed door into



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Utility Room measuring approximately 8'6" x 8'5" (2.62m x 2.59m) with polycarbonate roof, multi socket points and extractor fan. Work top surface with storage under and plumbing for automatic washing machine.

Cloakroom comprising low flush WC, wall mounted hand wash basin, shelving and extractor fan. Opaque glazed window and ceiling light point.

Stairway from hallway leads up to first floor

Landing with side elevation double glazed window, ceiling light and access hatch to roof void. Airing cupboard housing Vaillant gas boiler and slatted shelving

Bedroom One measuring approximately 11'3" x 10'8" (3.44m x 3.29m) with front elevation window, panelled radiator, pendant light, built-in wardrobe cupboard. TV point and power points



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Bedroom Two measuring approximately 10'2" x 9'7" (3.10m x 2.95m) with rear elevation window, panelled radiator and pendant light with ceiling rose. Coving and built-in wardrobe cupboard with rail and shelf. Vertical blinds and power points.



Bedroom Three measuring approximately 7'2" x 7'4" (2.19m x 2.25m) with rear elevation window, panelled radiator, coving and pendant light, power point.

Bathroom comprising pedestal hand wash basin, low flush WC and front elevation opaque glazed window with roller blind. Panelled radiator, towel rail and sliding doors to shower cubicle with Triton electric shower and ceramic tiled surrounds. Wall mounted mirror fronted cabinet with down lights and glazed shelving. Pull cord light switch.



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Outside the Property

Attached Garage with double opening timber doors, and courtesy door into utility room, measuring internally approximately 14' 3" x 8' 7" (4.35m c 2.65m) with ceiling light, meter point and multi socket power points.

Rear Garden

To the rear there is brick paved area, outside sensor lights, retaining wall and steps up to sitting area. Raised border with central lawn, bamboo and ornamental pond, with gravelled areas. 2 x timber garden stores, pergola and outside tap.



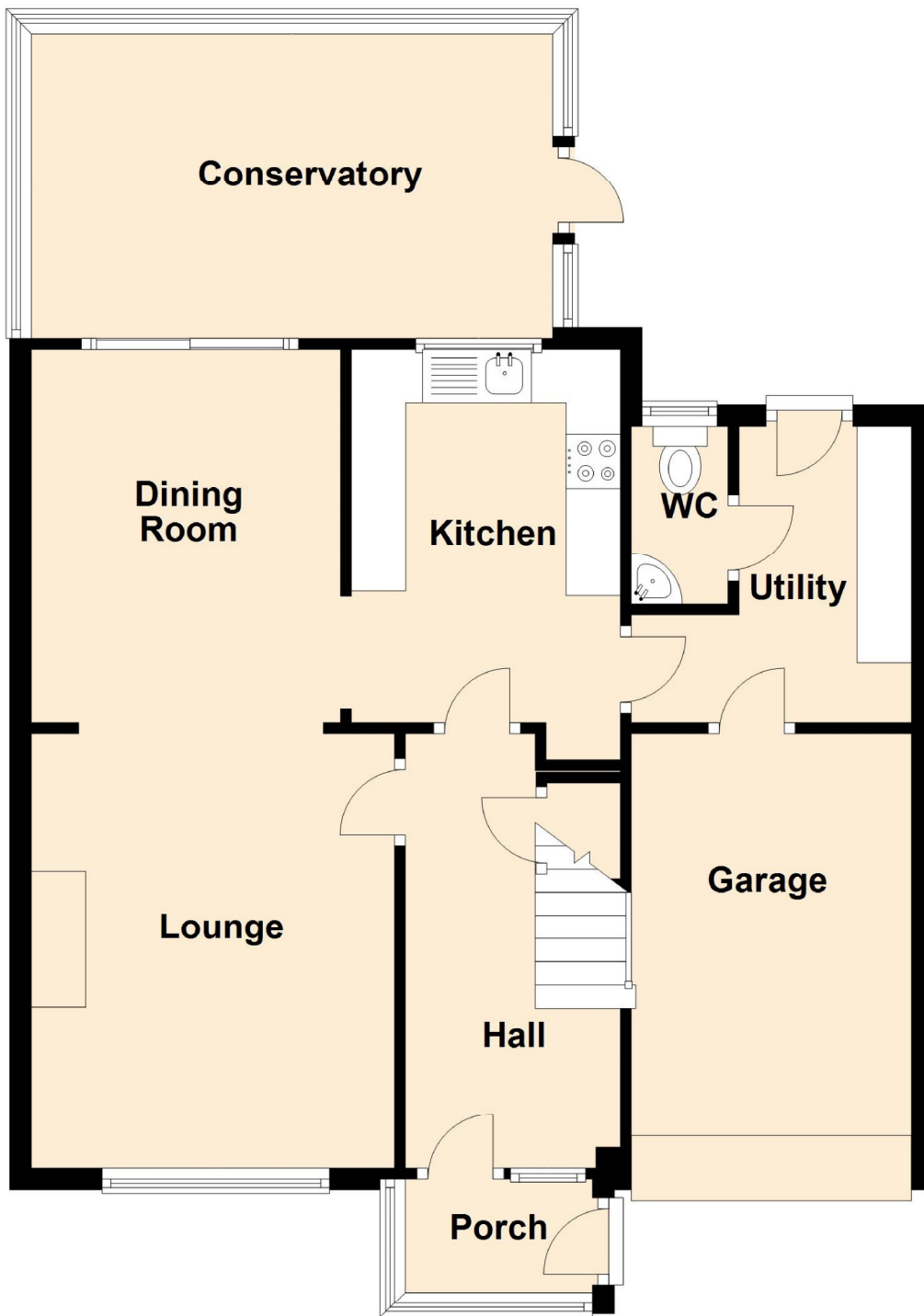
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

Fixtures & Fittings: Only those items specified in these details are included in the sale of the property.

Tenure: The property is freehold

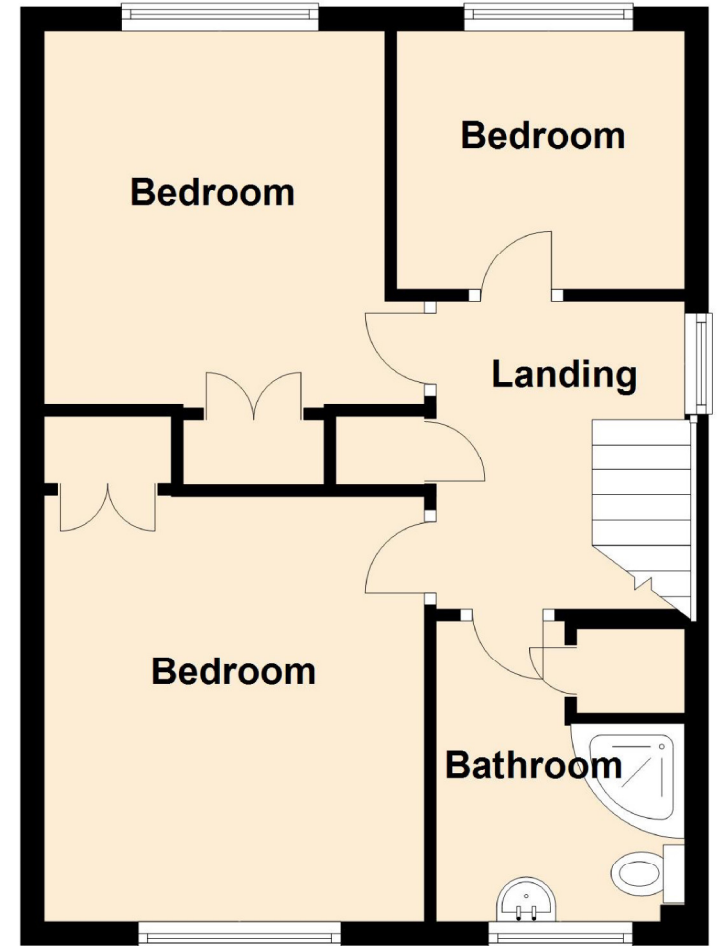
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: Band D



Ground Floor

Approx. 75.1 sq. metres (808.4 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)

Total area: approx. 116.0 sq. metres (1248.8 sq. feet)