



ESTATE AGENTS

**14 Broad Street, Pershore, Worcestershire WR10 1AY Telephone: 01386 555368
residential@bomfordandcoffey.co.uk**

**9 Rushers Close,
Pershore,
Worcestershire,
WR10 9HF**

For Sale

Price £95,000



**A GROUND FLOOR TWO BEDROOM SHARED EQUITY
RETIREMENT HOME FOR THE OVER 60s, SITUATED
WITHIN THIS POPULAR ESTATE ALLOWING EASY ACCESS
TO PERSHORE TOWN & THE AMENITIES.**

**Entrance Porch, Living Room, Fitted Kitchen, Central Hallway,
Useful Storage Cupboard, Airing Cupboard, Two Bedrooms &
Bathroom, Rear Patio Space With Timber Garden Store.**

EPC: C (77) COUNCIL TAX BAND: B

Residential Sales Particulars

9, Rushers Close, Pershore WR10 1HF

Situation

Number 9 Rushers Close is a ground floor two-bedroom apartment which is shared equity 70/30 split with Ancher Trust Holdings, which is a housing association that owns the freehold and manages this development, providing a resident manager on site. The property is Leasehold and interested parties must be 60 years of age or over before applying for occupancy. Within this popular community, there is a communal laundrette on site and there is a monthly management fee, which covers the safety and maintenance of the Gas Central Heating Boiler, the windows to the property, the certification of the electric supply, a gas certificate and any plumbing issues, property insurance, together with all the shared areas that provide the tidiness of the surrounding gardens.

The market town of Pershore is Georgian styled 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

Entrance into

Entrance Porch with double glazed windows, half panelled glazed front door, enclosed gas meter point and inner opaque glazed door to

Living Room measuring overall approximately 17'6" x 10'5" (5.36m x 3.20m) with front elevation double glazed window with vertical blinds. Pendant lights and multi socket power points, BT master socket and SKY cables. Panelled radiator with shelf over, emergency pull cord, coved ceiling, TV aerial point and door into



Inner Hallway with ceiling light, central heating thermostatic control, useful store cupboard with automatic light and shelving. Separate Airing Cupboard, slatted shelving and panelled radiator.



Fitted Kitchen measuring approximately 10'4" x 6'4" (3.16m x 1.95m) with front elevation double glazed window, roller blind. Worcester gas central heating boiler. Consumer unit. Range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. Fitted dishwasher, plumbed in Indesit washing machine, single drainer stainless steel sink unit with mixer tap. Wall mounted storage cupboards, ceramic tiled surrounds and ample multi socket power points. Panelled radiator, pull cord alarm switch

and space for upright fridge / freezer. Ceiling light, ceramic four ring hob with stainless steel extractor hood over, built-in oven with grill and storage drawers.

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Bathroom comprising walk-in shower with glazed shower screen, useful fold up shower seat and chrome handles. Plumbed in shower with shower head on wall bracket. Fitted vanity unit with hand wash basin, with mixer tap and storage cupboards under. Concealed cistern low flush WC and upright chrome towel rail / radiator. Further chrome handle, ceramic tiled surrounds, corner mirror fronted cabinet, fitted wall mirror and extractor fan. Ceramic floor covering, ceiling light and pull cord alarm switch.



Bedroom One measuring approximately 13'5" x 10'4" (4.11m x 3.16m) with panelled radiator, power points, pendant light and coved ceiling. Pull cord alarm switch. TV aerial cable. Half panned glazed rear access door and window to the rear overlooking shared gardens.



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Bedroom Two measuring approximately 8'7" x 9'6" (2.65m x 2.92m) with rear elevation double glazed window with vertical blinds, panelled radiator, light and power points, pull cord alarm switch.



Outside The Property

There is rear patio and timber garden store. There is unallocated off-road parking



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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 Leasehold. Monthly management cost £287.30pcm
Local Authority:	Wychavon District Council, The Civic Centre, Station Road, Pershore WR10 1PT Telephone 01386 565000
Council Tax:	Band B

