



ESTATE AGENTS

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

**10 Orchard Close,
Pershore,
Worcestershire,
WR10 1LE**

For Sale

Price £339,950



AN EXTENDED AND IMPROVED FOUR BEDROOM SEMI-DETACHED FAMILY HOME, BEING WELL PRESENTED, SITUATED IN A GOOD LOCATION & WITHIN WALKING DISTANCE OF THE TOWN'S FACILITIES, LANDSCAPED GARDENS, WORKSHOP & FURTHER USEFUL OUTBUILDINGS.

EPC: C (70)

COUNCIL TAX BAND: C

Residential Sales Particulars

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Situation

Number 10 Orchard Close is set in a quiet location within a good-sized corner plot, with ample garden and useful outbuildings, all within easy access of Pershore Town facilities. The property is well presented and has been extended by the present Vendors to give further living accommodation to the rear of the property, with a garden room attached to the house. The kitchen has been extended to make a large utility room with work top surfaces and fridge space, with the addition of a shower to the cloak room and bedroom four on the ground floor. On the first floor there is en-suite shower room to the main bedroom, wardrobes are fitted in bedroom two and bedroom three is presently used as a craft room. The bathroom has been modernised and is well presented. The property has double glazing throughout and modern fixtures and fittings.

The garden has been created by the Vendors, providing an abundance of specimen plants and shrubs, together with a soft fruit cage, potting shed and sitting areas, rose arbours and raised borders for vegetables.

From the back door, there is covered passageway which leads into a useful workshop and a cinema room and further timber veranda overlooking the garden.

Viewing this property is essential to take in the accessories that are within the sale of this well-prepared family home.

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 seven miles away 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)

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Property Comprises

Entrance Porch with double glazed windows to front door.

Hallway with door chime, panelled radiator and pendant light. Coat hooks on rail, dado rail, stairway to first floor and doors off to

Front Lounge measuring overall approximately 14'7" x 11'8" (4.48m x 3.59m) with log burning fire having mantle shelf and marble hearth. Coved ceiling, central light point and front elevation double glazed windows with vertical blinds. TV aerial point, power points, panelled radiator with shelf over and Fibre Broadband Outlet.



At the end of the hall there is

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Fitted Kitchen measuring overall approximately 9'9" x 8'10" (3.01m x 2.46m) with range of fitted kitchen units comprising work top surfaces, drawers and storage cupboards under. One and a half bowl stainless steel sink unit with mixer tap and ceramic tiled surrounds. Rear elevation double glazed window with roller blind. Wall mounted storage cupboards. Ceramic induction hob with splashback and extractor hood over. Ample power points, under stair storage cupboard and built-in oven with grill. Integral dishwasher and base level carousel unit. Wall lights enclosed panelled radiator, and LED ceiling lights. Through to extension.



Utility Room/Extra Kitchen measuring overall approximately 9'x 8'4" (2.74m x 2.56m) with panelled radiator, ceramic tiled surrounds and further work top surface with drawers and storage cupboards under. Plumbing for automatic washing machine, multi socket power points, space for upright fridge / freezer. Wall mounted Worcester gas central heating boiler also serving hot water. Further wall mounted storage cupboards, rear elevation double glazed window, side window and LED ceiling lights. Linoleum floor covering and half panelled glazed UPVC side door.



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Further doorway from the extension to the kitchen leads into inner hallway with coat hooks on rail and sliding door into

Cloak Room / Shower with low flush WC, pedestal hand wash basin, sliding screen door to walk-in shower with manual control. Mirror fronted wall cabinet, chrome towel rails and upright radiator, extractor fan and ceramic tiled surrounds. Ceiling light point and wall mirror.



From the inner hall there is

Bedroom Four measuring approximately 9' x 8'5" (2.74m x 2.59m) with panelled radiator, inset ceiling lights, and double-glazed window with vertical blinds. Power point, panelled radiator and enclosed gas meter.



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From the kitchen there is

Living Room measuring approximately 10' x 11'6" (3.04m x 3.53m) with coved ceiling, central ceiling light and multi socket power points. Upright panelled radiator, TV point. Through to



Garden Room / Dining Area measuring approximately 9'5" x 9'3" (2.89m x 2.83m) with Velux roof light window, ceiling light and double-glazed windows (overlooking garden) with vertical blinds, multi socket power points. Glazed double doors lead out to garden.

Stairway from hall with banister rail and balustrading leads up to first floor.

Landing with side elevation opaque double-glazed window with roller blind. Multi socket power point, dado rail, ceiling light, access hatch to roof void.

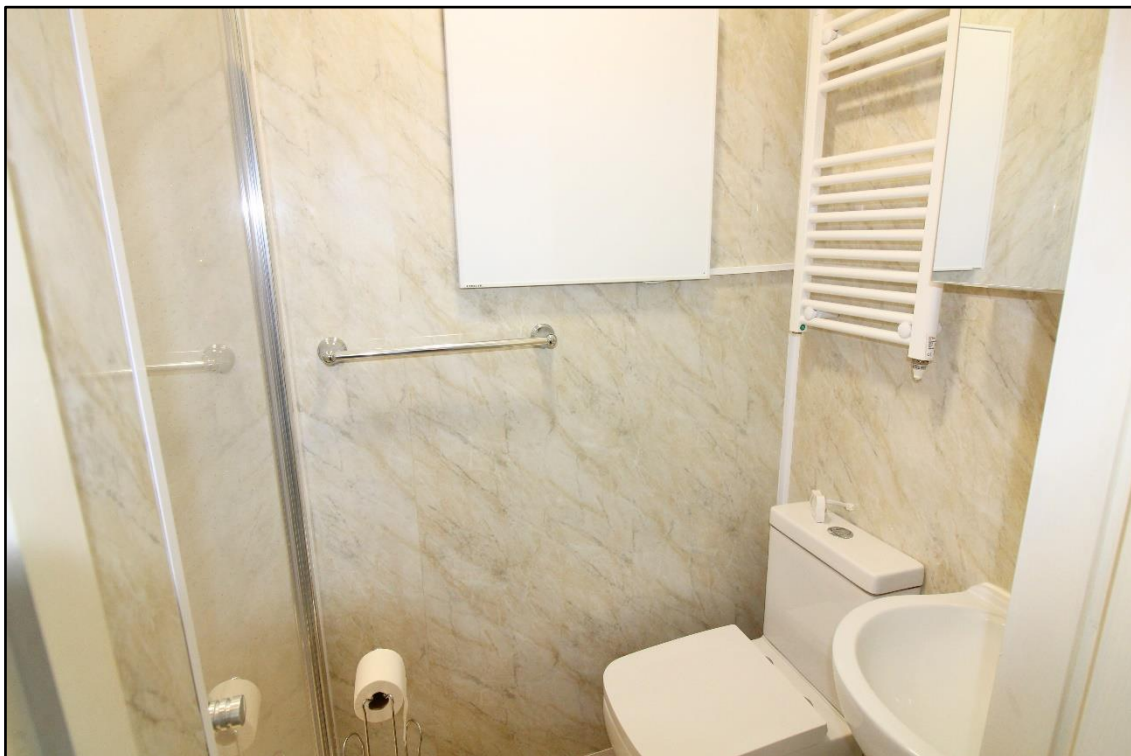


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Bedroom One measuring approximately 9'9" x 9'9" (3.01m x 3.01m) with central light point, built-in open storage shelving, rear elevation double glazed window and panelled radiator. Multi socket power points, wall light points (reading).



En-suite Shower Room comprising hand wash basin with storage cupboard under, low flush WC and glazed screen walk-in shower cubicle with plumbed in shower, manual control. Chrome towel rail, shaver point, towel rails, mirror fronted cabinet with shelving, ceiling light, aqua panel surrounds. Infrared electric wall panel heater.

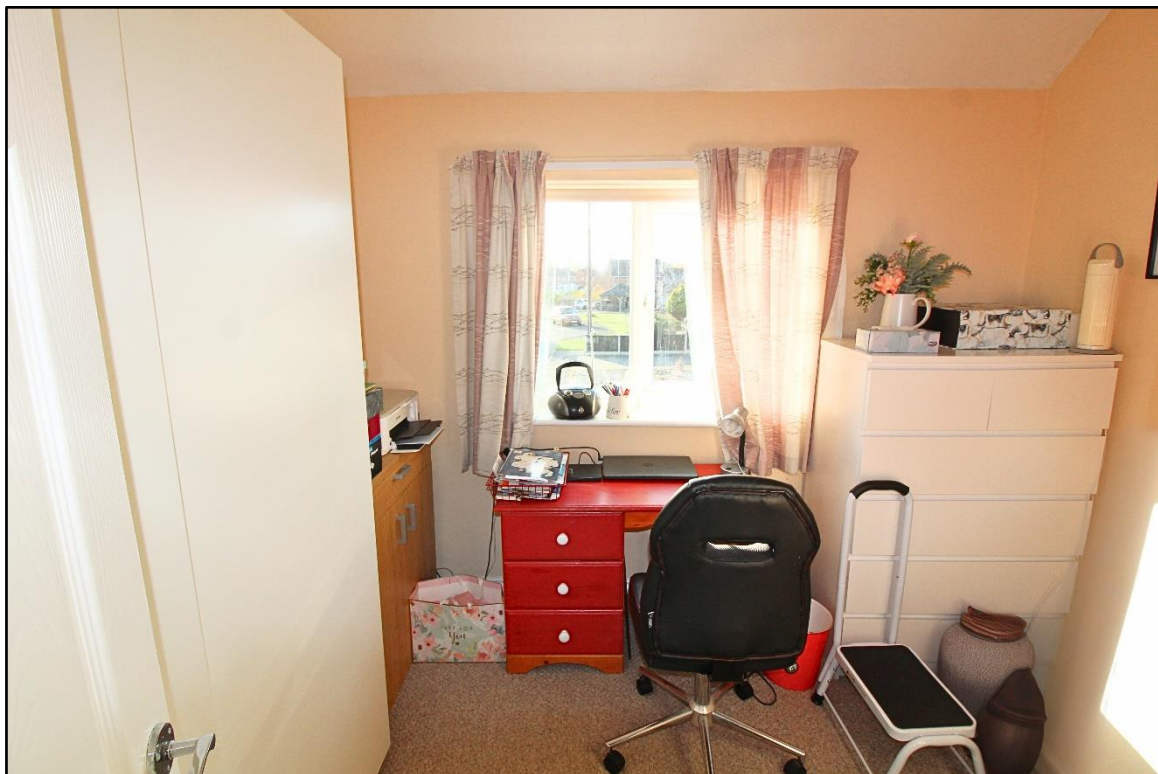


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Bedroom Two measuring approximately 11'4" x 10'2" (3.47m x 3.10m) minimum with panelled radiator, fitted wardrobe cupboards with hanging rails. Multi socket power points. Front elevation double glazed window, roller blind and ceiling pendant light.



Bedroom Three measuring approximately 8'5" x 9'2" (2.59m x 2.80m) maximum with multi socket points, front elevation double glazed window, roller blind and panelled radiator. Built-in storage over stair well with cupboards and shelving and pendant light.



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Bathroom comprising panelled bath, with shower screen, plumbed in shower with manual control. Aqua panel surrounds with shower attachment. Handwash basin with storage drawers under, low flush WC and upright chrome towel rail / radiator. Extractor fan. There are further towel rails, mirror and fitted shelving, infrared electric wall panel heater, Rear elevation opaque double-glazed window, roller blind. Shaver mirror, mirror fronted cabinet and ceiling light point.



Outside Property

From the back door there is lean-to covered passageway with shelving light and power connected.

Timber Workshop measuring overall approximately 15'2" x 7'7" (4.63m x 2.34m) with pitched roof, timber construction and connected to light and power.

Cinema Room further timber pitched roof building, being connected to light and power and measuring overall approximately 14' x 11'7" (4.26m x 3.56m)

From this covered passageway there is door into garden and a further attached timber

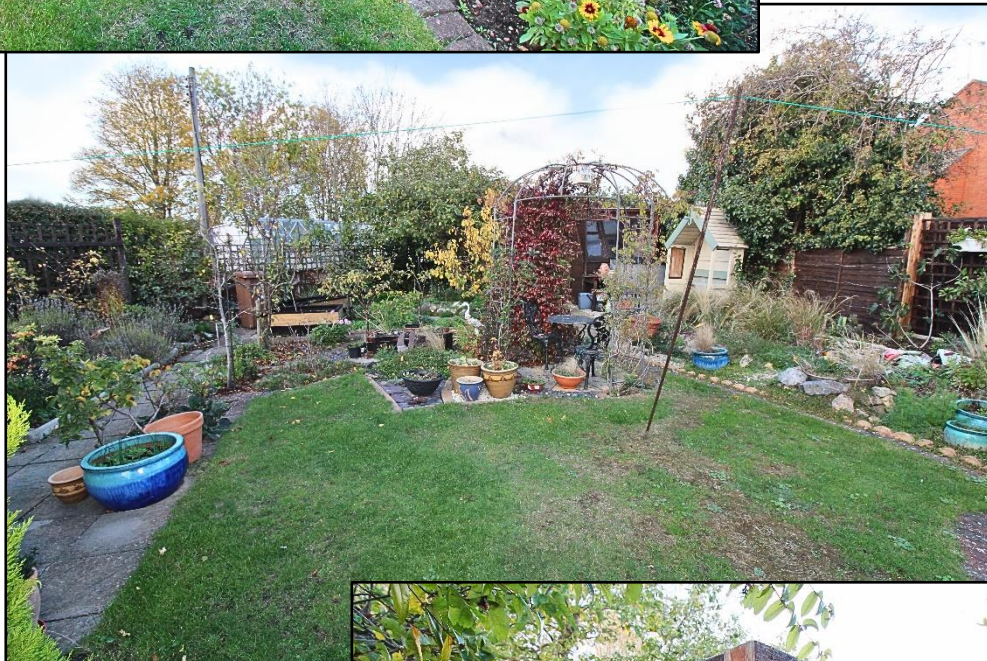
Garden Room with windows and double doors and measuring approximately 6'4" x 13'7" (1.95m x 4.17m) also connected to power and light and overlooks the garden.



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Rear Garden

The garden has been the subject of endeavours by the present Vendor with many features to include stocked borders and rose arbours, specimen shrubs, maple tree and grasses, fruit trees and a soft fruit cage. There is further garden storage and potting shed, mains water supply and sitting areas, all contribute to this lovely garden.



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To the front of the property here is driveway and off-road parking, pleasant front garden and easy access.

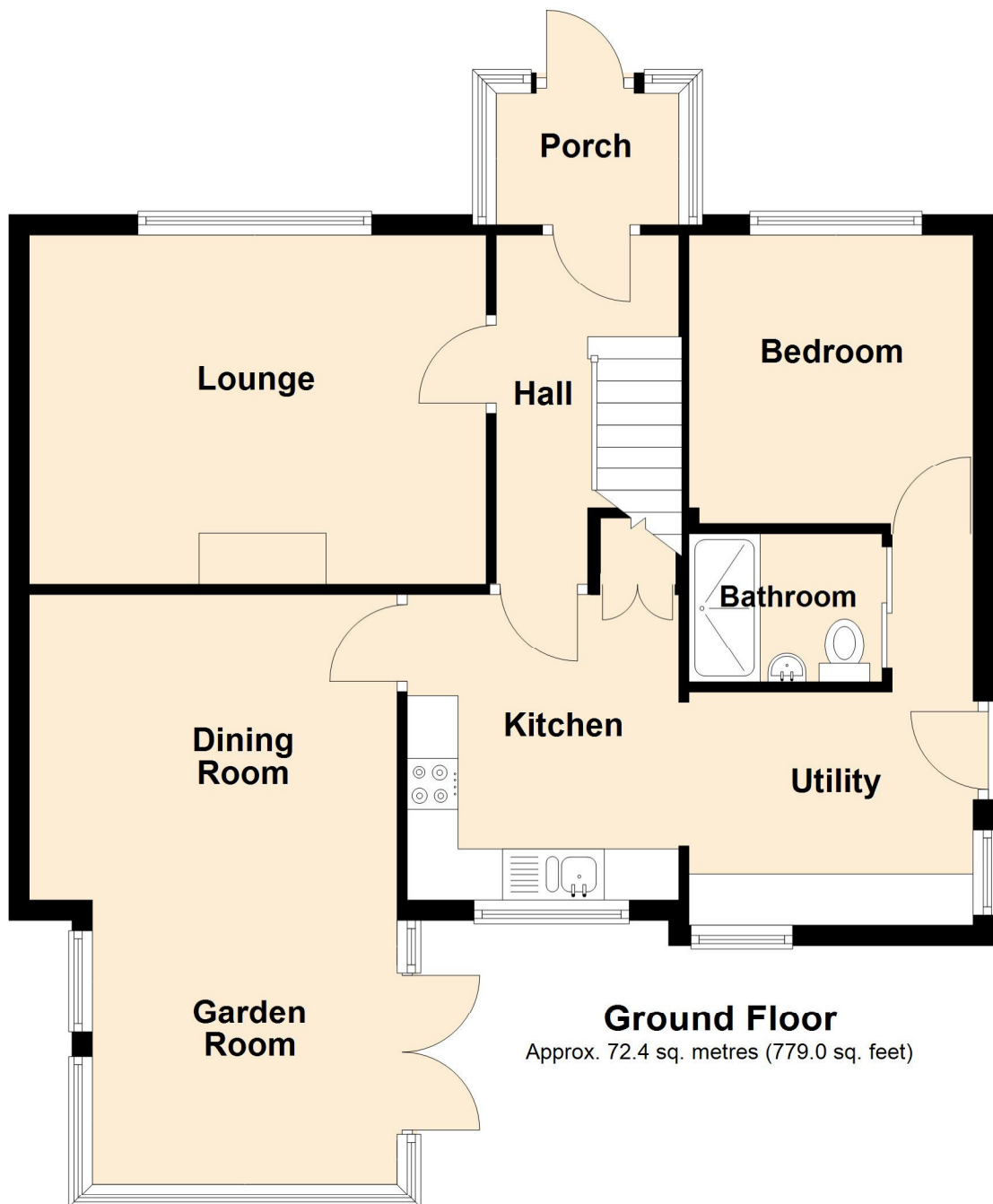
Services: All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

Tenure: The property is freehold

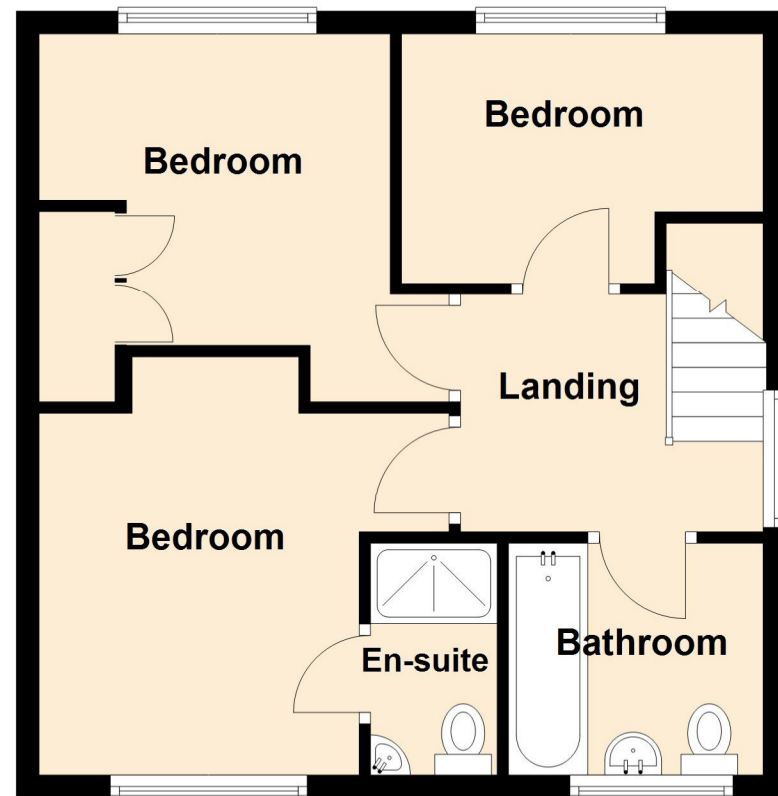
Local Authority: Wychavon District Council,
The Civic Centre,
Station Road,
Pershore
WR10 1PT Telephone 01386 565000

Council Tax: **Band C**



Ground Floor

Approx. 72.4 sq. metres (779.0 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)

Total area: approx. 113.9 sq. metres (1226.4 sq. feet)