

Since 1971
**Andrew
Grant**



1 Rosehip Close



I Rosehip Close

Pershore, WR10 1BU

A carefully updated two bedroom home combining a garden-facing living and dining room, landscaped outdoor space and ample driveway parking.

2 Bedrooms | 2 Bathrooms | 1 Reception | Parking for four cars

This semi-detached home has been comprehensively redecorated with replacement carpets and a landscaped garden. The living and dining room opens outside through French doors, while both bedrooms have built-in wardrobes. A powered garden shed offers scope for workshop or office use, complemented by an external appliance store with electricity. Furniture is available by separate negotiation.

696 sq ft (64.7 sq m)

Freehold

The ground floor

White Shaker-style cupboards wrap around the kitchen, paired with dark work surfaces and tiled splashbacks. A gas hob, extractor and integrated oven occupy the central run, while the stainless steel sink sits beneath the front window.

French doors with adjoining glazed panels connect the living and dining room directly with the rear garden. A side window gives a second outlook, and an understairs cupboard adds useful storage without interrupting the room's open arrangement.

The entrance hall opens to the kitchen and leads through to the living room, with stairs rising to the first floor. The adjoining cloakroom contains a pedestal basin, WC and window, with tiling around the sanitaryware.



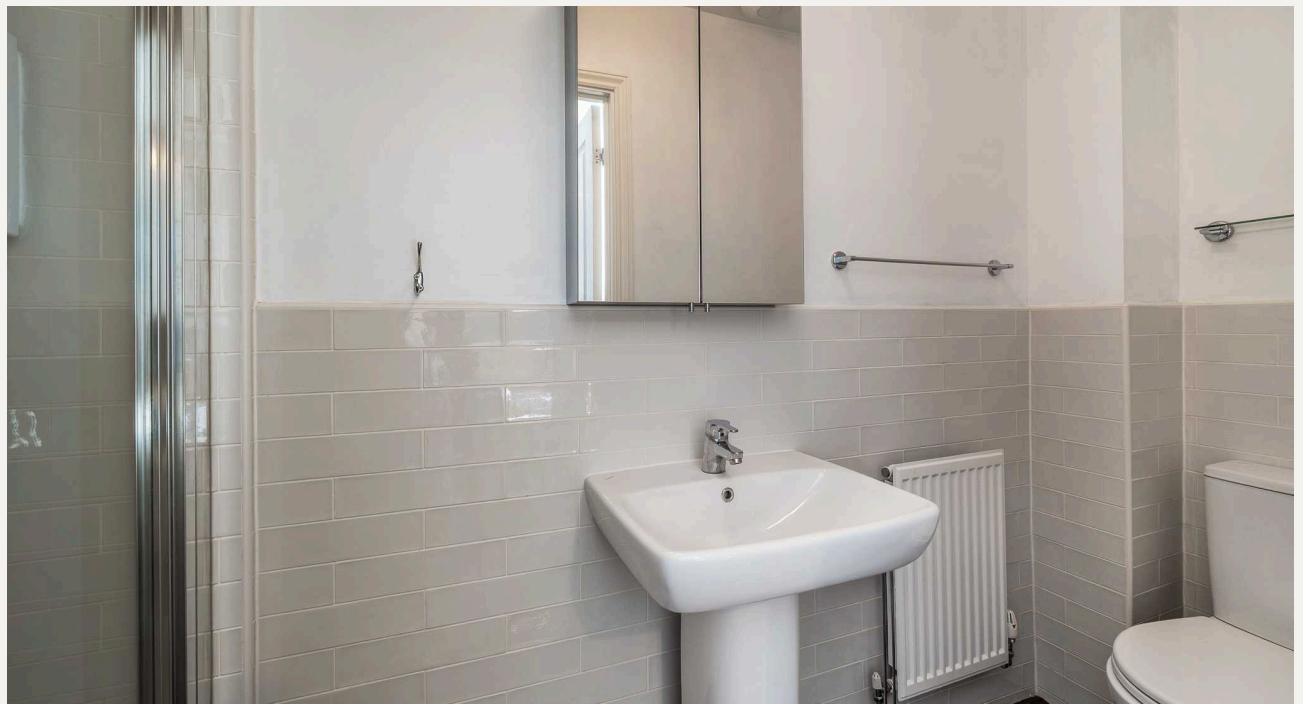


The first floor

Sliding wardrobe doors, including a mirrored central panel, provide built-in storage in the primary bedroom, which overlooks the rear garden. Its en suite contains a glazed shower enclosure, pedestal basin and WC, complemented by tiled walls and a mirrored cabinet.

Two windows overlook the front from the second bedroom. Built-in wardrobes with mirrored sliding doors extend along one wall, providing substantial storage while leaving space for a double bed.

The bathroom combines a bath with an overhead shower and folding glazed screen, a pedestal basin and WC. White wall tiles surround the suite, while a mirrored cabinet provides storage above the basin.





The garden and parking

Paving surrounds a central gravelled area in the landscaped rear garden. There is room for a seating area and space for planting. A timber shed has power and offers scope for workshop or office use. A separate external appliance store also has an electrical supply.

Parking for four cars is arranged beside the property. Clipped hedging frames the frontage, while a side gate provides a direct route into the rear garden.





Location

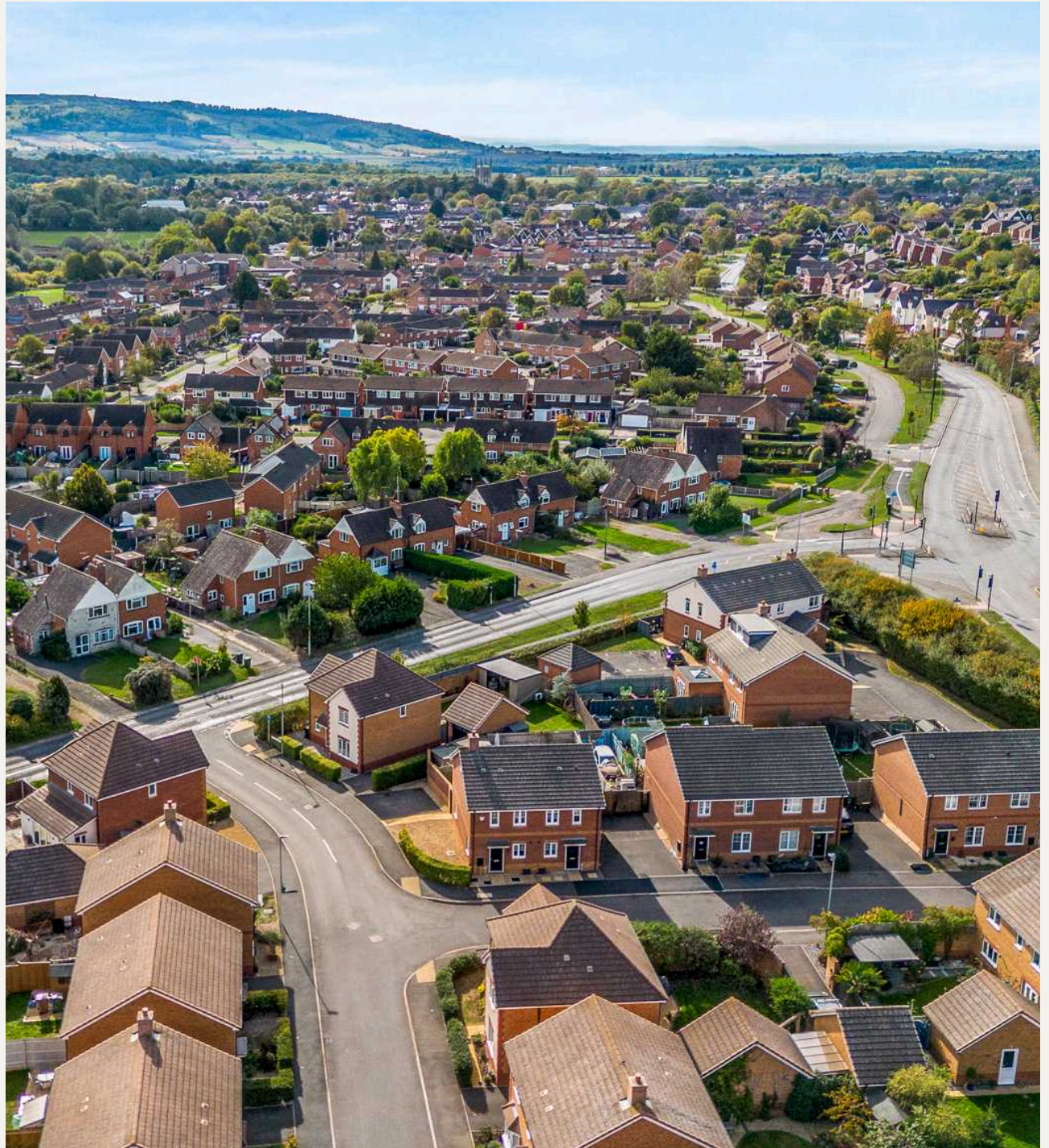
Rosehip Close occupies a modern residential setting on the northern side of Pershore. The wider market town is recognised for its Georgian architecture and position beside the River Avon.

The town centre offers independent shops and cafés, complemented by local produce and specialist stalls at Broad Street Market. Number 8 on the High Street hosts films, live performances and exhibitions.

Local education includes Abbey Park Primary School and Pershore High School. The latter also offers sixth form education, providing opportunities for continued study within Pershore.

Pershore railway station provides connections towards Worcester, Oxford and London Paddington. The A44 and A4104 link the town with the surrounding area, while access to the M5 supports travel across the wider region.

Abbey Park offers open lawns, mature trees and play facilities beside the historic Pershore Abbey. Walks along the River Avon provide further outdoor interest, with surrounding Worcestershire countryside extending the choice of places to explore.



Services

Services are TBC.

Broadband Speed

Ultrafast broadband available. Download speeds up to 10000 Mbps and upload speeds up to 10000 Mbps (source: Ofcom checker).

Mobile Coverage

Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk

According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river flooding and very low risk for surface water flooding.

EPC

The EPC rating for this property is: B.

Council Tax

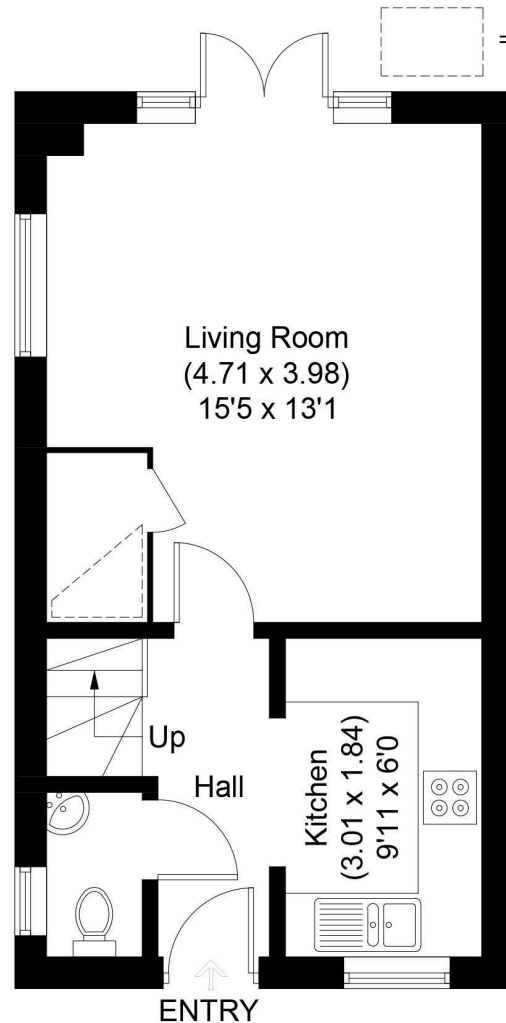
The Council Tax for this property is Band C.



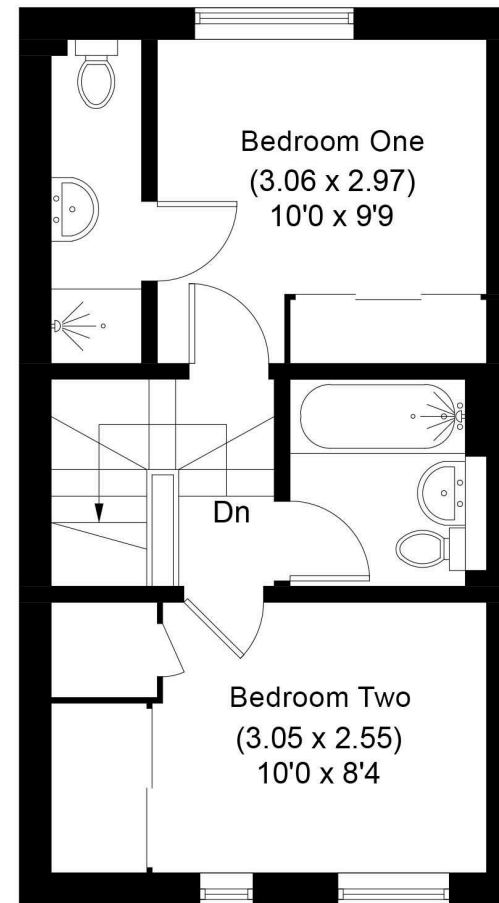
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Approximate Gross Internal Area
Ground Floor = 32.5 sq m / 350 sq ft
First Floor = 32.2 sq m / 346 sq ft
Total = 64.7 sq m / 696 sq ft

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



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