



**ESTATE AGENTS**

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**10 Chestnut Close,**  
**Lower Moor,**  
**Pershore,**  
**Worcestershire.**  
**WR10 2RE**

**For Sale**

**Offers on £315,000**



**AN EXTENDED AND GREATLY IMPROVED FOUR  
BEDROOM PROPERTY SET IN SMALL DEVELOPMENT  
WITHIN THIS POPULAR RURAL VILLAGE.**

Entrance Hallway, Cloakroom, Upgraded Kitchen, Extended Lounge/  
Dining Room, Family Room, Master Bedroom with En-Suite, Three  
Further Bedrooms, Family Bathroom, Garage, Off-Road Parking,  
EV Charging Point, Rear Garden, All Mains Services.

*Residential Sales Particulars*

## **10 Chestnut Close, Lower Moor, Pershore, Worcestershire. WR10 2RE**

### **Situation**

Number 10 has been the subject of much improvement having been extended to the rear now providing a bedroom with en-suite and an enlargement of the ground floor area providing open plan lounge/dining room from the kitchen, including light oak doors off the hall. The kitchen has been completely upgraded with higher range kitchen units, greater worktop surfaces and high standard appliances. This property now has four bedrooms with a good-sized family bathroom with shower. Bedroom four is a dressing room with fitted furniture. All radiators are fitted with TRVs. To the front of this end terraced house there is off-road parking for two vehicles and an electric car charging point. There is also a single garage with electric roller door with further parking space in front. The rear garden can be approached down the side of the property as well as from the dining area and provides patio, barbeque area and lawn.

Lower Moor is approximately three miles from Pershore and at the eastern end of the Wyre Piddle bypass so being well situated for access to Evesham and Worcester. The village is in the catchment area for Pershore and there are main supermarket outlets within the area. There are scenic walks and an active village hall opposite the village green and recreation ground.

The historic market town of Pershore is Georgian styled and provides high street shopping facilities and supermarket together with an indoor market and 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.

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. 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 superb main shopping facilities. Worcester with its famous Cathedral and equally famous cricket club together with the River Severn and pedestrianised 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.

## 10 Chestnut Close, Lower Moor, Pershore, Worcestershire. WR10 2RE

### Property Comprises

**Entrance** UPVC secure front door with spyhole, security lock and patterned opaque glazed panels into

**Hallway** oak effect floor covering, panelled radiator, useful base level shelving (i.e. shoe storage). Multi socket power point, coat hooks on rail and inset ceiling lights together with smoke alarm.

Stairway leading to first floor and doors off to



**Cloakroom** with low flush WC with built-in handwash basin having mixer tap. Double glazed window with roller blind, chrome towel ring and inset ceiling light.

**Kitchen** measuring approximately 15'6" x 8'9" (4.72m x 2.67m) maximum with superior fitted kitchen with quality worktop surfaces, composite sink unit with mixer tap, inset ceiling lights and enclosed consumer unit (18<sup>th</sup> edition). Integral washing machine and dishwasher. All self-closing cupboards and drawers. Full length upright fitted fridge and also integral full-length freezer. Built-in oven and grill plus microwave oven/grill and warming tray. 4-burner gas hob with built-in central extractor fan. Front elevation window with roller blind and high-level window to side elevation. Multi socket power points and USB charger.





## 10 Chestnut Close, Lower Moor, Pershore, Worcestershire. WR10 2RE

**Family Room** measuring approximately 15'6" x 10'9" (4.72m x 3.28m) with front elevation double glazed window having roller blind. Panelled radiator and multi socket power points. Air vent, BT socket, TV aerial connections and central spotlights. Useful under stair storage cupboard with light, shelving and further coat hooks on rail.



Sliding light oak door gives access into

**Open Plan Lounge/Dining Room** measuring overall approximately 21'7" x 11'7" (6.58m x 3.53m) with panelled radiators, dual aspect double glazed windows and fully glazed opening doors into garden. Velux roof light windows with black out blinds, inset ceiling lights and spotlights, power points and TV aerial connection. In the **dining area** and from the lounge carpet there is ceramic floor covering running through to the kitchen. Good dining space with dimmer switch to lights.



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**Lounge/Dining Room**



Stairway with banister rail (steel) leads up to first floor landing with light and power points. Stripped pine doors, smoke alarm and rear elevation double glazed window.

**Master Bedroom** measuring approximately 10'9" x 11'8" (3.28m x 3.56m) (to include en-suite) with rear elevation double glazed window with roller blind and Velux roof light windows with blinds. Ceiling light, panelled radiator, bedside sockets, USB charger, TV aerial socket and multi socket power points.



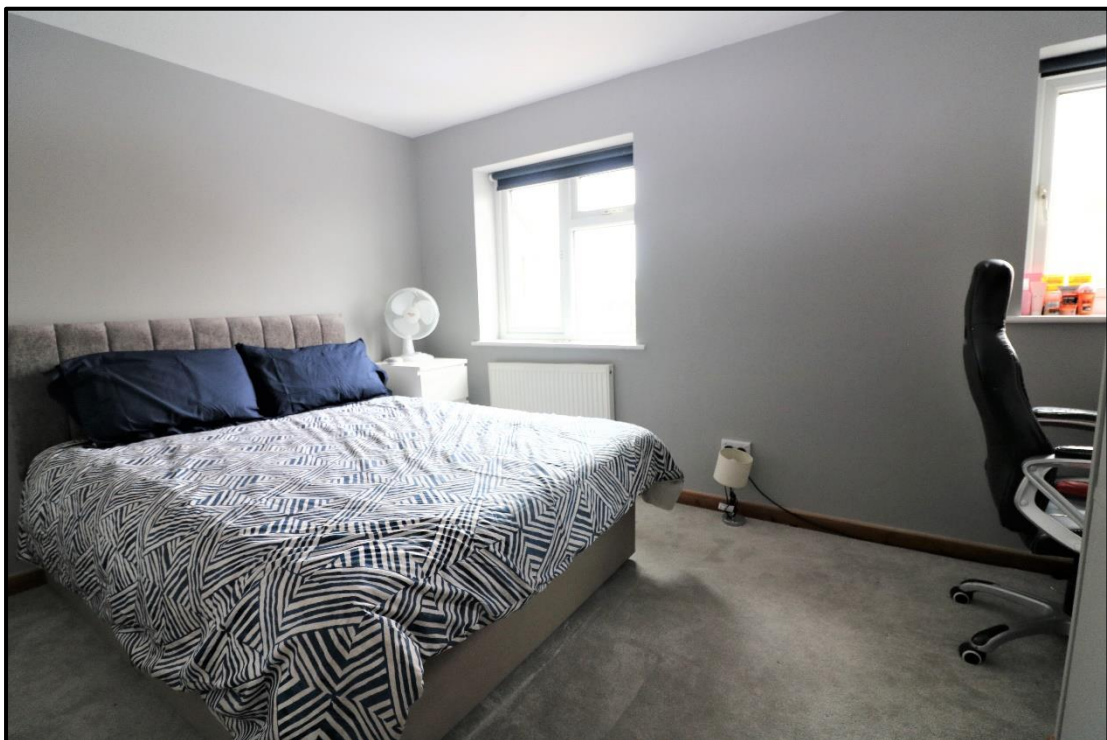


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**En-Suite Shower Room** with sliding door comprising walk-in shower with folding glazed shower screen. Ceramic tiled surrounds and wall mounted handwash basin. Low flush WC, upright towel rail/radiator and circular wall mirror. Opaque double-glazed window with blind. Extractor fan and ceiling light.



**Bedroom Two** measuring overall approximately 11'2" x 14'0" (3.4m x 4.27m) having useful built-in triple fronted wardrobe cupboard with rail and shelf. Multi socket power points. Front elevation double glazed windows with roller blinds. Panelled radiator and central ceiling light. Access hatch to boarded roof void with ladder and light and central heating boiler.

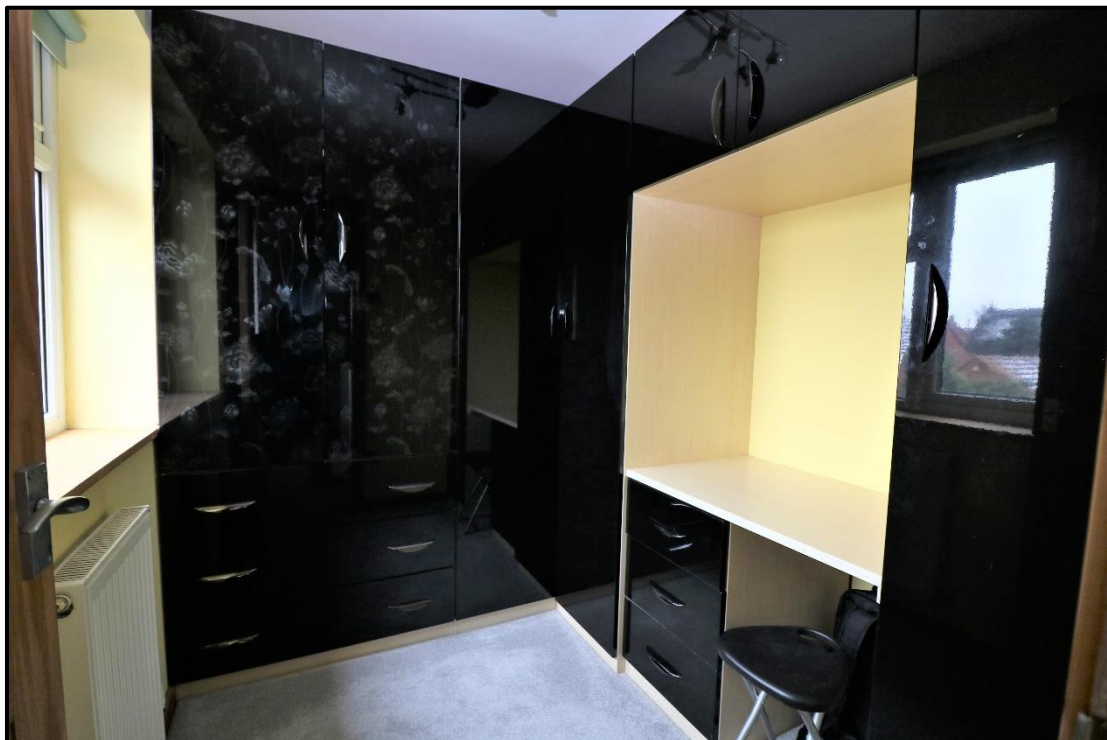


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**Bedroom Three** measuring approximately 9'0" x 9'3" (2.74m x 2.82m) maximum with front elevation double glazed window with roller blind. Panelled radiator, ceiling light and multi socket power points.



**Bedroom Four** measuring approximately 6'5" x 7'8" (1.96m x 2.34m) with fitted wardrobe cupboards, drawers and dressing table with mirror. Ceiling light, panelled radiator and power point.





## **10 Chestnut Close, Lower Moor, Pershore, Worcestershire. WR10 2RE**

**Bathroom** comprising Travertine style ceramic tiled surrounds and floor covering. Low flush WC, wall mounted handwash basin with mixer tap and panelled bath. Inset ceiling lights and opaque double-glazed window with roller blind. Shower cubicle with sliding door, plumbed-in shower with manual control and shower head on wall bracket. Extractor fan, upright towel rail/radiator and mirror fronted wall cabinet.



## **Outside the Property**

**Garage** measuring approximately 17'8" x 8'10" (5.38m x 2.69m) maximum with automatic roller door and having light and power. Constructed of brick over concrete base with pitch tiled roof.





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To the front of the property there is gravelled frontage providing hard standing for two vehicles. EV charging point. Timber access gate to rear garden.

Rear garden with paved patio, ideal barbeque/sitting area and mainly laid to lawn all enclosed by close boarded fencing. Useful bin storage to the side of the house.



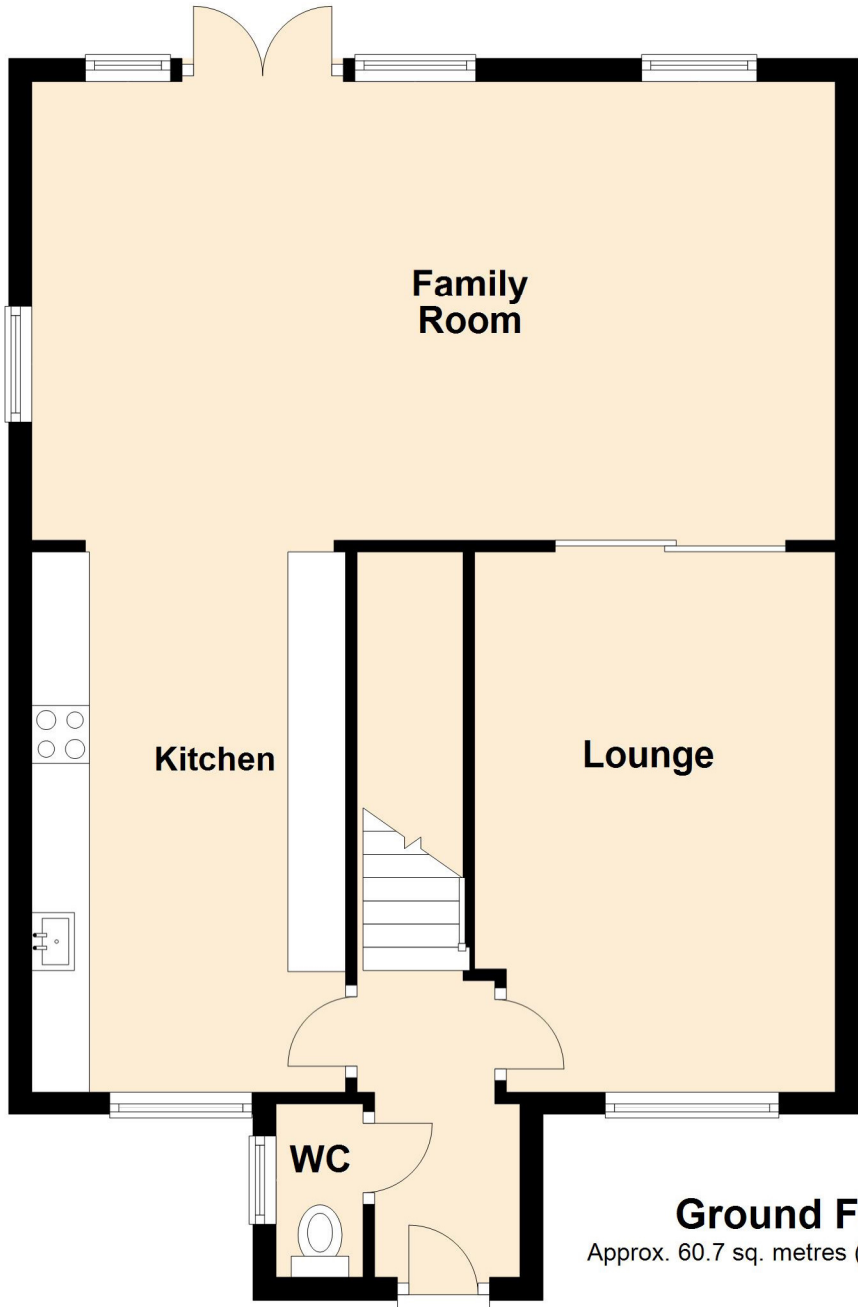
**Services:** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

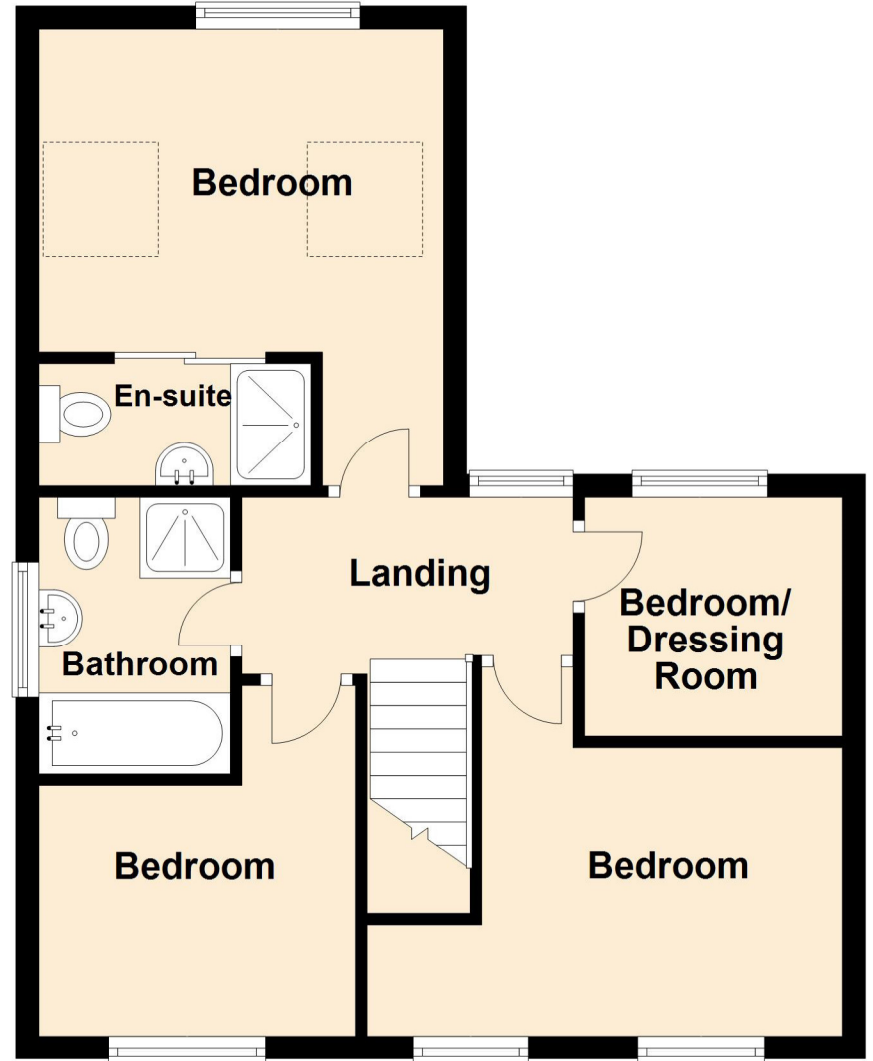
**Tenure:** The property is freehold

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

**Council Tax:** Band C



**Ground Floor**  
 Approx. 60.7 sq. metres (653.1 sq. feet)



**First Floor**  
 Approx. 46.9 sq. metres (504.8 sq. feet)

Total area: approx. 107.6 sq. metres (1157.9 sq. feet)