

14 & 16 Broad Street,  
Persore, Worcestershire  
WR10 1AY



Telephone: 01386 555368

ESTATE AGENTS

**12 French Close,**  
**Persore,**  
**Worcestershire**  
**WR10 1QQ**

**For Sale**

**Price £279,950**



**A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE WITH ENCLOSED REAR GARDEN AND GARAGE CONVENIENTLY SITUATED FOR PERSHORE TOWN AND ITS AMENITIES**

**Entrance hallway, Lounge, Dining Room, Fitted Kitchen, Three Bedrooms And A Bathroom On The First Floor, Garage And Garden, Gas Central Heating.**

**Council Tax C, EPC: E (43)**

*Residential Sales Particulars*

## **12 French Close, Pershore WR10 1QQ**

### **Situation**

Number 12 French Close is situated in a slightly elevated position being a semi-detached house on the corner plot with a newly brick paved driveway to a single garage. With steps up to the front door the property has front hallway and lounge with dining room to the rear, a neat serving hatch from the kitchen which is at the end of the hall. There is rear door leading into the low maintenance garden with further access into the garage. On the first floor there are two double and one single bedrooms with well presented bathroom which has fitted shower over the bath with tiled surrounds. This property is well presented and has gas central heating and double glazing.

The 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 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**

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.

## 12 French Close, Pershore WR10 1QQ

### Property Comprises

Steps lead up to front door with UPVC half opaque panelled glazed door with side panel.

**Hallway** with ceramic tiled floor covering, panelled radiator, BT point and double glazed window. There is pendant light and a wall mounted thermostatic control for the central heating. Louvre fronted under stair storage cupboard. Multi socket power point, doors off to

**Lounge** measuring approximately 10'6" x 12'8" (3.m x 3.8m) with UPVC double glazed window and double panelled radiator. Fireplace surround with mantle shelf and hearth with electric fire inset. TV aerial socket, light and power points. Archway through to



**Dining Room** measuring approximately 10'10" x 9'5" (3.3m x 2.8m) with light and power points, panelled radiator and serving hatch into kitchen. Sliding patio door with side panel out to garden.



## 12 French Close, Pershore WR10 1QQ

**Kitchen** measuring approximately 10'1" x 7'2" (3.07m x 2.18m) with range of fitted kitchen units comprising worktop surfaces, drawers and storage cupboards under. Inset ceiling lights, fitted fridge and base level freezer. Plumbing for automatic washing machine. One and a half bowl single drainer sink unit with mixer tap. 4-burner gas hob top with oven and grill under and extractor hood over. Enclosed gas central heating boiler, wall mounted storage cupboards and fitted microwave and a serving hatch through to dining room. Co-ordinated ceramic tiled surrounds, ample power points, dual aspect windows with vertical blinds. Rear access door into garden.



Stairway from hall with banister rails leads up to first floor landing with side elevation double glazed window providing good natural light. There is pendant light, further banister rails and an access hatch to roof void.



## 12 French Close, Pershore WR10 1QQ

**Bedroom One** measuring approximately 10'1" 12'8" (3.07m x 3.8m) with double glazed window, panelled radiator and pendant light. Power points. Airing cupboard housing lagged hot water tank and slatted shelving



**Bedroom Two** measuring approximately 10'6" x 11'7" (3.2m x 3.5m) with rear elevation double glazed window, panelled radiator, light and power points.



## 12 French Close, Pershore WR10 1QQ

**Bedroom Three** measuring approximately 6'5" x 9'4" (1.9m x 2.8m) with double glazed window to the front, panelled radiator, light and power points. Built-in wardrobe cupboard with rail and shelf over stairwell.

**Bathroom** comprising panelled bath with tiled surround, plumbed in shower with shower head on wall bracket. Pedestal hand wash basin with mixer tap and low flush WC. Panelled radiator. Chrome towel rail and opaque glazed window, glazed and chrome shelf, shower curtain and rail.



### **Outside the Property.**

**Garden** To the rear there is paved patio, timber raised border with water feature, gravelled and paved areas. Wrought iron pedestrian access gate to the front. Ledge and brace garden gate onto the driveway providing off-road parking for one vehicle having been recently brick paved.



## **12 French Close, Pershore WR10 1QQ**

**Garage** measuring approximately 16' x 8'6"(4.8m x 2.5m) minimum with light and power, single up and over door and timber courtesy door into the garden. There are outside weather lights.



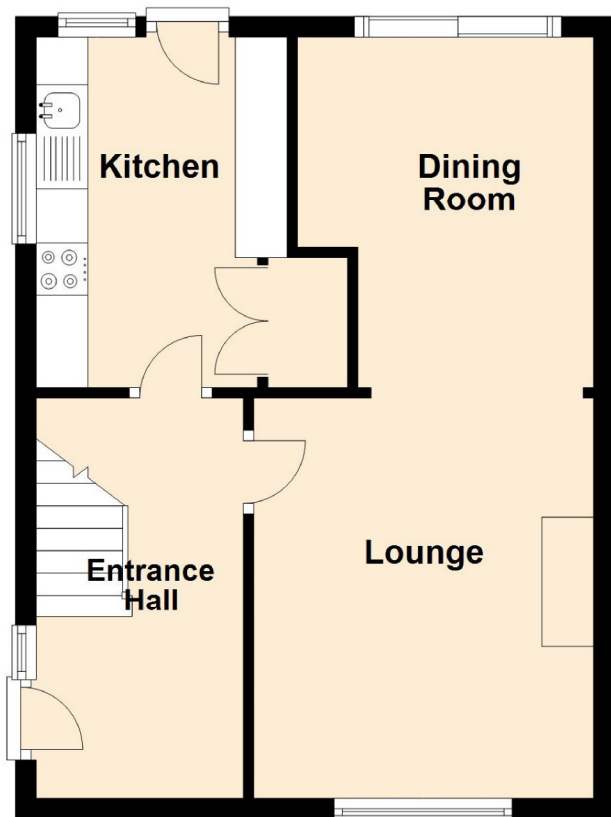
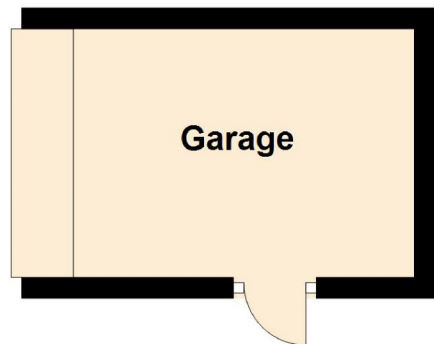
**Services** All mains services are connected to this property. Telephones and extension points are subject to BT transfer regulations.

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

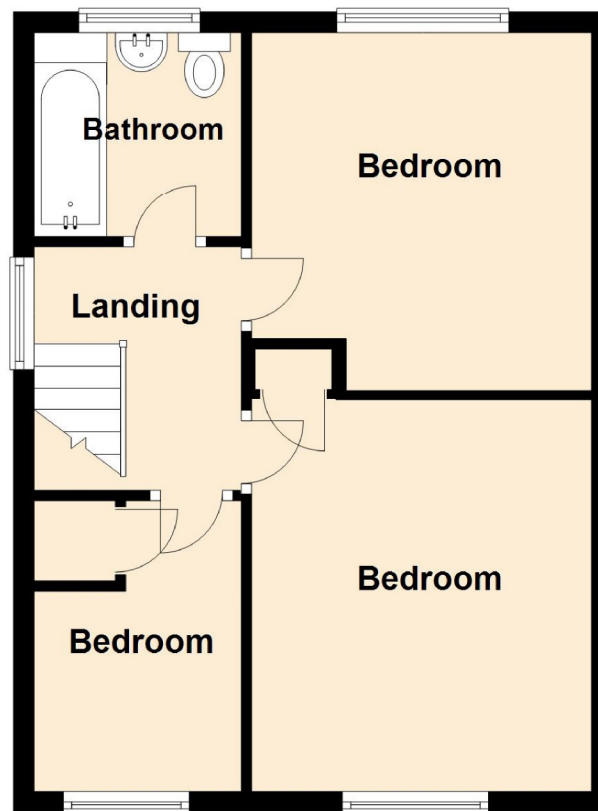
**Tenure** The property is Freehold.

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

**Council Tax** Band C



**Ground Floor**  
Approx. 48.1 sq. metres (517.9 sq. feet)



**First Floor**  
Approx. 39.4 sq. metres (423.8 sq. feet)

Total area: approx. 87.5 sq. metres (941.7 sq. feet)