

Offices throughout Worcestershire & Mayfair, London

Allan Morris

estate agents



Energy Performance Certificate

2, Wick House Close, Wick, PERSHORE, WR10 3NT

Dwelling type: Detached house Reference number: 9998-0014-7243-1646-7920
 Date of assessment: 11 July 2016 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 11 July 2016 Total floor area: 177 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,416
Over 3 years you could save	£ 1,227

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 486 over 3 years	£ 294 over 3 years
Heating	£ 3,501 over 3 years	£ 2,822 over 3 years
Hot Water	£ 429 over 3 years	£ 273 over 3 years
Totals	£ 4,416	£ 3,189

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-35) F			
(1-20) G			

Current

65

Potential

80

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 189	✔
2 Cavity wall insulation	£500 - £1,500	£ 561	✔
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 185	✔

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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2 Wick House Close, Wick, WR10 3NT

Extended Detached House, 4 Bedrooms, Lovely Elevated Position



£395,000

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2 Wick House Close, Wick, Near Pershore, Worcestershire, WR10 3NT.

A Substantial Detached House, With Extended Living Space & Four Bedrooms,
Situated In A Slightly Elevated Position On The Edge Of Wick House Close.

The Well Presented Accommodation Comprises: Reception Hall * Cloakroom * Study *
* Sitting Room Open To Dining Room * Large Living Room * Kitchen * Conservatory *
* Master Bedroom With En-Suite Bathroom * Three Further Bedrooms & Family Shower Room *

* Gas Fired Central Heating * Double Glazing *
* Drive/Parking Space * Garage (Currently Used As A Utility Room) * Attractive Well Stocked Gardens *

LOCATION - Wick lies just to the west of Pershore and has a church and village hall with The Wick Club. There is a pleasant walk across the river meadows back in to Pershore. The market town of Pershore provides a range of independent shops, library, health centres and cottage hospital, together with educational provision from nursery/pre-school through to High School and Pershore College. Recreational facilities include cricket, football and rugby clubs, indoor tennis centre, leisure centre with swimming pool, Number 8 Theatre & Arts Centre, the historic Abbey and surrounding park, and the River Avon. There are road links to the larger centres of Worcester and Cheltenham and there are two M5 access points at Worcester. Pershore also has a railway station on the London Paddington line.

ACCOMMODATION

Wide Front Porch & Double Glazed Front Door to;

Reception Hall

with radiator. Stairs leading to the first floor.

Cloakroom

with WC and wash basin. Radiator and double glazed window to the side.

Study 9'9" x 7'3" (2.97m x 2.23m)

with radiator and double glazed window to the front.

Sitting Room 14'6" x 12'10" maximum 11'4" minimum (4.40m x 3.93m max. 3.04m min.)

with modern gas fire. Coving, television point, radiator and double glazed window to the front. Open to;

Shaped Dining Room 19'3" x 13'2" (5.88m x 4.03m) overall

an attractive room open to the roof apex. Feature fireplace (no flue). Radiators, double glazed windows to all sides and pair of double glazed doors to the garden.

L-Shaped Living Room 18'10" x 10' (5.74m x 3.09m) plus 11'2" x 10' (3.42m x 3.09m)

open to the roof apex. Feature fireplace (no flue). Television point, radiators, double glazed windows to three sides and pair of double glazed doors to the garden.

Kitchen 17'4" x 10' (5.29m x 3.09m)

with an attractive range of units comprising worktop surfaces with tiled splashbacks, inset sink with mixer tap, base cupboards and drawers, built-in hob with hood above, tall unit housing built-in double oven, integrated dishwasher, wall cupboard, glazed display cupboard and corner shelves. Storage cupboard with high shelves. Space for fridge/freezer. Ceiling downlights, radiator and double glazed windows to the rear. Door to;

Conservatory 9'8" x 8'5" (2.96m x 2.57m)

with sink and base unit. Tiled floor. Double glazed windows and doors to the garden. Door to the garage.

First Floor Gallery Style Landing

with access trap and loft ladder to the part boarded loft space with electric light. Airing cupboard with tank and shelves. Double glazed window to the front.

Master Bedroom 12'9" x 10'5" (3.90m x 3.18m)

including wide range of built-in furniture and wardrobes. Radiator and double glazed window to the front.

En-Suite Bathroom/Dressing Room

with corner bath, WC and wash basin. Electric heated towel rail. Radiator and double glazed windows to the front and rear.

Bedroom Two 12'9" x 11'3" (3.90m x 3.45m)

including wide range of built-in furniture and wardrobes. Radiator and double glazed window to the front.

Bedroom Three 11'5" x 10' (3.48m x 3.09m)

plus recess with built-in vanity unit. Television point, radiator and double glazed windows to the side and rear.

Bedroom Four 10' x 8'2" (3.09m x 2.50m)

including built-in double wardrobe. Radiator and double glazed window to the rear.

Family Shower Room

was a bathroom. White suite comprising large corner shower cubicle with pumped shower, WC and vanity unit with inset wash basin. Heated towel rail. Radiator and double glazed window to the rear.

OUTSIDE - The property is situated in a lovely slightly elevated position on the edge of the village. Area of front garden with mature shrubs and path to the front door. Drive/parking space/turning area to the front leading to the garage. Gate and path leading to the well stocked rear garden which comprises paved seating areas, lawns with shrub borders and ornamental pond. Summer House. Garden shed. Outside tap.

Garage 16' x 8'6" (4.87m x 2.59m)

currently used as a utility room. Wide range of base and wall cupboards, space for washing machine and tumble dryer. Baxi gas condensing boiler. Automatic roller door to the front.

Current Council Tax Band: F

DIRECTIONS - Proceed out of town in the Evesham direction going over the river bridge and up Avonbank. Take the first left turning to Wick and at the T junction turn left. Turn left again into Wick House Close and the property will be seen on the left hand side, as indicated by our For Sale board.

VIEWING ARRANGEMENTS - Strictly by prior telephone appointment with the Sole Agents – Allan Morris & Osborne – 01386 554747.

GENERAL NOTE - While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. MEASUREMENTS – Our quoted room sizes are approximate and intended for general guidance. You are particularly advised to verify all the dimensions carefully, especially when ordering carpets or any built-in furniture or fittings. FLOOR PLANS – Floor plans are to show room location only. They may not be accurate or to scale and do not form part of any contract. SERVICES & APPLIANCES – Please note that we have not tested any of the services or any of the equipment or appliances in this property. Accordingly we cannot confirm or imply that they are in full working order. Prospective purchasers will need to commission their own enquiries/service reports before finalising their offer to purchase. We reserve the right to check the identity of vendors and purchasers in order to comply with Money Laundering regulations.

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