

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED BUNGALOW IS SITUATED WITHIN WALKING DISTANCE TO ALL THE AMENITIES THE PICTURESQUE TOWN OF UPTON OFFERS. WELL PRESENTED THROUGHOUT OFFERING A MODERN FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRAL APPLIANCES ADDING TO THE APPEAL. A PRETTY LOUNGE WITH PATIO DOOR TO THE FRONT AND A FEATURE FIREPLACE. THE SUN ROOM OFFERS ADDITIONAL SPACE OR A SECOND BEDROOM FOR VISITING FAMILY AND FRIENDS. A SUNNY LOW MAINTENANCE REAR GARDEN WITH RAISED BORDERS. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, CAVITY WALL INSULATION, A MODERN FITTED SHOWER ROOM, A LARGE WALK IN CUPBOARD, A GOOD SIZED BEDROOM. CAR PARKING AVAILABLE ON A FIRST COME BASIS. EPC C.

## Bungalow – Guide Price £195,000

1 Bungalow Old Hall, Rectory Road, Worcestershire, WR8 0NT





# 1 Bungalow Old Hall

## Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. There is a good variety of shops, pubs and restaurants to choose from. A Doctors surgery with pharmacy and dentist. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester and Malvern.

## Property Description

This well presented bungalow offers spacious accommodation throughout. The modern fitted kitchen/breakfast room has integral appliances and plenty of room for a dining table. The lounge is to the front aspect and has a feature fireplace and patio door to the front garden. The sun room is a generous space for potential purchasers with various uses. A modern fitted shower room adds to the appeal. The rear sunny garden is paved with raised borders and rear gated access and offers plenty of room to sit and enjoy with friends and family. Further benefits include UPVC double glazing, gas central heating with a combi boiler, a large walk in cupboard and a good sized bedroom.

UPVC obscure glazed door to the side aspect to:

## Entrance Porch

UPVC double glazed window to the front aspect, tiled flooring, electric fuse box, security light, wooden door to:

## Lounge 13.58ft (4.14m) x 10.43ft (3.18m)

UPVC double glazed window and door to the front aspect, power points, ceiling light, radiator, TV point, feature fireplace with a wooden mantle and electric coal effect fire, door to:

## Inner Hallway

Smoke alarm, ceiling light, power points, telephone point, door to airing cupboard (housing slatted wooden shelving, hanging rail, electric heater), door to the kitchen/breakfast room, bedroom and sunroom, door to:

## Walk In Cupboard 9.25ft (2.82m) x 4.59ft (1.40m)

Ceiling light, shelving, loft access (housing a pull down ladder and part boarded).

## Kitchen/Breakfast Room 10.40ft (3.17m) x 9.41ft (2.87m)

UPVC double glazed window to the rear aspect, fitted with a matching range of Beech effect wall and base units with work surface over, stainless steel sink and drainer with a mixer tap over, integral fridge/freezer and dishwasher, washing machine, waist high electric oven, gas four ring hob, Glow Worm combination boiler (wall hung), part tiled splash backs, vinyl flooring, power points, ceiling light, radiator, gas meter (housed in cupboard). Space for a dining table.

## Bedroom 12.56ft (3.83m) x 9.61ft (2.93m)

UPVC window to the front aspect, power points, ceiling light, radiator.







#### Shower Room

UPVC obscure double glazed window to the rear aspect, fitted with a white suite comprising of a low level WC and wash hand basin in a vanity unit with storage cupboards under, part tiled walls, vinyl flooring, radiator, corner shower cubicle with a mains shower and curved glass shower screen.

#### Sun Room 14.66ft (4.47m) x 9.54ft (2.91m)

UPVC double glazed window to the rear aspect, UPVC window and door to the side aspect, wall lights x two, Karndean flooring, power points.

#### Outside

##### Front Garden

Feature gravel area, border with mature plants and shrubs, paved path to the front entrance door with security lighting.

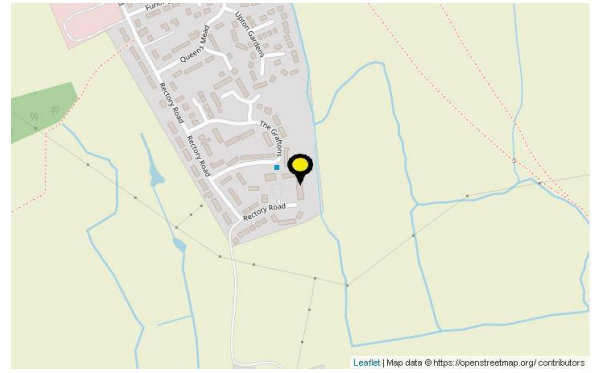
##### Rear Garden

The sunny garden wraps around to the side and rear and is mainly low maintenance with paving. A raised border with wooden sleepers, plants and shrubs adds plenty of colour, a water tap and rear gated access are a an added benefit.



## Directions

From our John Goodwin office in the High Street, continue out towards Ledbury onto Old Street. Go past the church on the left hand side and then take the next turning left into Minge Lane. Take the first left turning into Rectory Road, continue along this road to the top and follow it around to the left, then take the first turning on the left hand side into Old Hall and the car park. The property can then be found in front of you by our for sale board.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

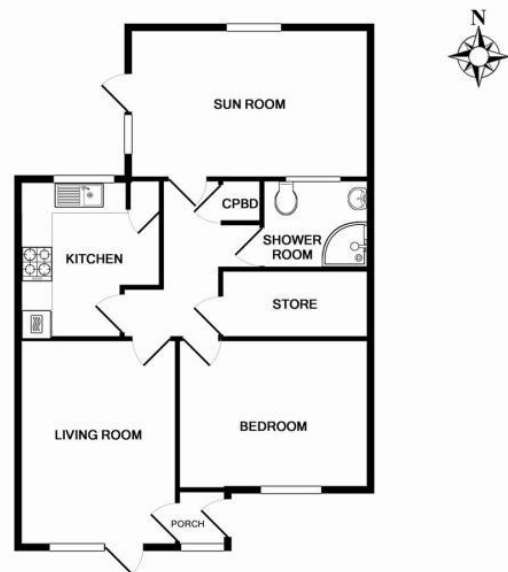
## Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is "C"



TOTAL APPROX. FLOOR AREA 673 SQ.FT. (62.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Upton Office**  
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**MISREPRESENTATION ACT, 1967 - JOHN GOODWIN** - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

