

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS THREE BEDROOM SEMI DETACHED FAMILY HOME IS SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO ALL AMENITIES. THE PROPERTY OFFERS A GOOD SIZED LOUNGE, A MODERN FITTED KITCHEN/DINER WITH INTEGRAL APPLIANCES AND A CONSERVATORY. SOUTH FACING REAR GARDEN, UPVC DOUBLE GLAZING AND AMPLE PARKING ADDING TO THE APPEAL. EPC D

Upton Gardens - Guide Price £264,500

4, Upton Gardens, Upton Upon Severn, Worcestershire. WR8 0NU



4 Upton Gardens

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. 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 Pershore, Worcester and Malvern with direct links to London.

Property Description

This three bedroom family home offers spacious living accommodation for the growing family. The good sized lounge flows through to the modern fitted kitchen/diner with integral appliances. The conservatory opens onto the south facing rear garden with its paved patio area and lawned area with a garden shed. On the first floor the three bedrooms are serviced by the family shower room. Further benefits include UPVC double glazing, gas central heating and ample off road parking.

Entrance Hall

Ceiling Light, Radiator, Telephone Point, Coving. Stairs up to the First Floor.

Door to sitting room

Sitting Room 47.58Sq Ft (4.42Sq M) Maximum x 46.83Sq Ft (4.35Sq M) Maximum

Ceiling Light. Coving. Large Window to Front Aspect. Radiator. Ariel point. Electric Fireplace. Small Storage Cupboard with Gas Boiler. Door to Kitchen

Kitchen/ Diner 57.70Sq Ft (5.36Sq M) Maximum x 29.60Sq Ft (2.75Sq M) Maximum

A good sized room which lets in an abundance of light from the glazed window which looks out into the rear garden. Fitted with a range wall mounted and floor units with work surface over. A split chrome corner sink. Integrated eye level Hisense **OVEN**, with a 4 ring gas **HOB** to the side. Integrated **FREEZER** and space for fridge. Large open breakfast bar and space for dining table. Two separate ceiling lights and two radiators. Large French doors opening into:

Conservatory 45.53Sq Ft (4.23Sq M) Maximum x 29.82Sq Ft (2.77Sq M) Maximum

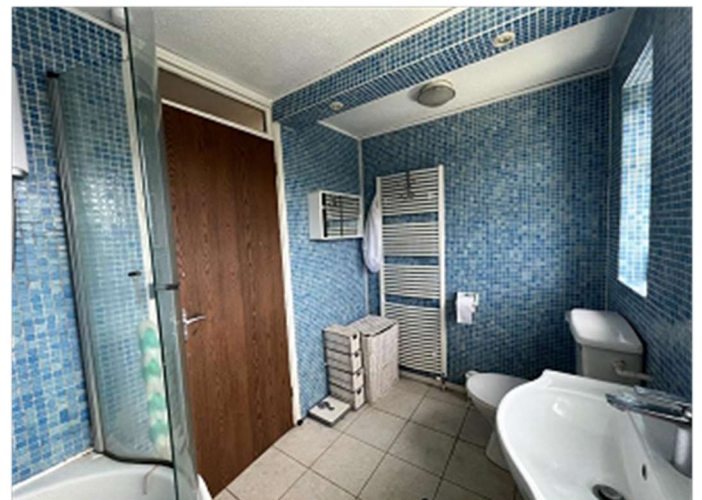
Ceiling light. Half brick conservatory with glazed panels above. Large French doors opening into the rear garden.

First Floor Landing

Ceiling light. Side aspect single window. Storage/ Airing cupboard with hot water tank.

Master Bedroom 39.77Sq Ft (3.70Sq M) Maximum x 31.68Sq Ft (2.94Sq M) Maximum

Ceiling light. Large window to front aspect. Single radiator. Space for wardrobe





Bedroom Two 37.87Sq Ft (3.52Sq M) Maximum x 27.52Sq Ft (2.56Sq M) Maximum

Ceiling light. Large window to rear aspect. Coving. Single radiator. Space for wardrobe.

Bedroom Three 30.23Sq Ft (2.81Sq M) Maximum x 25.47Sq Ft (2.37Sq M) Maximum

Ceiling light. Coving. Single window to front aspect. Space for double bed and storage. Useable floor space is limited as height for the stairs removes a portion of this floor space.

Family Bathroom

Two ceiling lights, plus two spotlights. Two opaque glazed windows to rear aspect. Suite comprising wash basin with storage below. Separate WC. Bath with shower over tiled surrounds and glazed side panel. Mirrored cabinet. Heated towel rail.

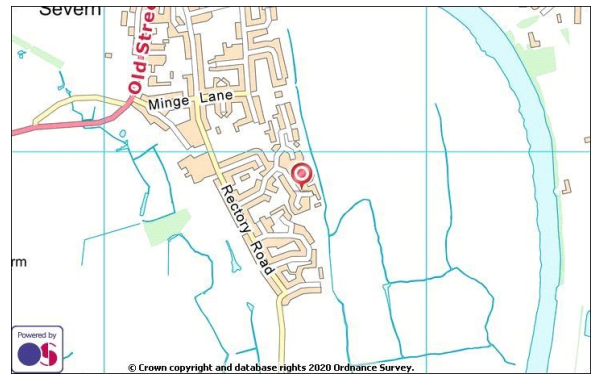
Outside

To the front aspect there is a mature hedge bordering a patch of laid lawn. A large paved driveway with ample room for two to three cars. The side gate leads around the left side of the property and takes you around to a few steps up to a raised patio. Beyond this is a section of laid lawn and an established hedge border to the rear. There is also two sheds to the left side of the garden one of which has power and lighting. Outdoor lights and water tap.



Directions

From the centre of Upton proceed towards Gloucester and Welland along Old Street passing the church on your left hand side. A short distance after take the next turn left into Minge Lane. Pass the fire station, turning right at the next crossroads into Rectory Road. Follow this route for a short distance taking the second turn left into Queens Mead. Upton Gardens is then the second road on the right. The property is then almost immediately on the right hand side.



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 formerly 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

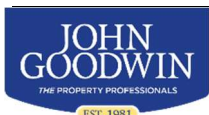
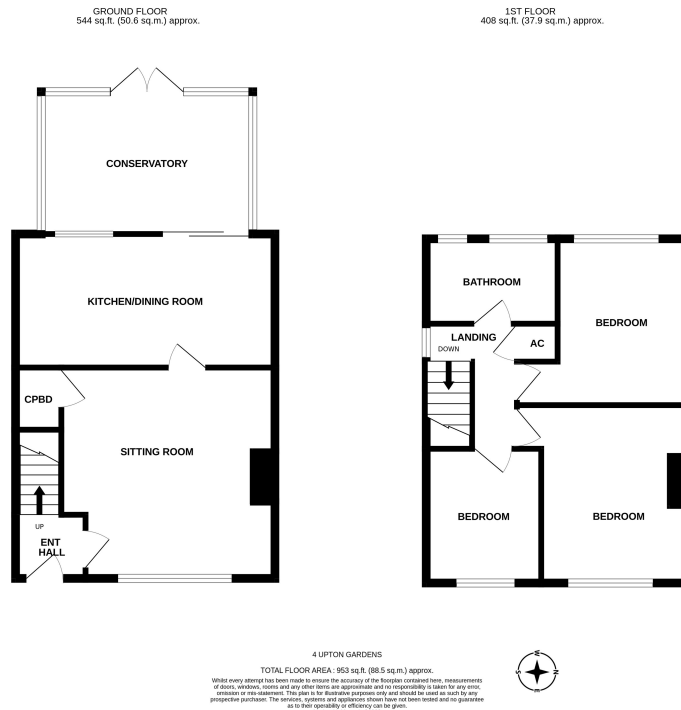
Council Tax

COUNCIL TAX BAND "C"

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 D (66).



Upton Office
01684 593125
9 High Street, WR8 0HJ

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 leasees 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.