

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

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THIS BEAUTIFUL GRADE II LISTED FOUR BEDROOM CHARACTER PROPERTY SITS IN THE HEART OF TOWN OVERLOOKING THE PEPPERPOT AND RIVER BEYOND. IN NEED OF SOME UPDATING THE PROPERTY OFFERS SPACIOUS AND VERSATILE ACCOMMODATION OVER THREE FLOORS WITH EXPOSED BEAMS, SASH WINDOWS, FEATURE FIREPLACES AND WOODEN LATCH DOORS. A PRETTY REAR COURTYARD WITH A UTILITY/CLOAKROOM AND A SEPARATE COTTAGE GARDEN ADD TO THE APPEAL. CLOSE TO SCHOOLS FOR FAMILIES WITH CHILDREN AND GOOD ROAD AND RAIL LINKS FOR THE COMMUTER. EPC D.

10 Church Street – Guide Price £300,000

10 Church Street, Upton upon Severn, Worcestershire, WR8 0HT



10 Church Street

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 serviced well by an array of independent shops, pubs and restaurants, a Doctors surgery with pharmacy and a dentist, a library and a rugby club. For families with children there is Upton Primary School which follows onto the sought after Hanley Castle High School.

Located 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 for the commuter.

Property Description

This beautiful Grade II Listed four bedroom character property sits in the heart of town with a lovely scenic outlook to the front aspect towards the Pepperpot, river and open countryside beyond. The property is in need of some updating making it ideally suited for those looking to "put their own stamp" on the property. Filled with an abundance of character features to include exposed beams, wooden latch doors, sash windows and feature fireplaces to name but a few.

The property offers spacious and versatile accommodation over three floors with the added bonus of a family bathroom and separate shower room. The sitting room has a feature multi fuel burner and sash window and flows across the hall into the kitchen/breakfast room with its feature Ingle Nook opening housing a cooker. On the first floor the second bedroom is currently being used as a dining room with its feature Victorian fireplace and sash window to take in the elevated views.

The cottage garden can be found along a paved path to the rear and is a pleasant retreat to sit and enjoy with family and friends overlooking the cottage rooftops towards the Pepperpot.

Further benefits include a cellar, a brick built utility room with toilet and generous storage cupboards throughout the property.

Outside the property can be accessed from Church Street into the covered shared access where you can access the property from the front door or through another door to the rear porch entrance with the courtyard seating area.

Entrance Hallway

Wooden leaded glazed door to the side aspect, coat hooks, power points, ceiling light, heating control gauge, stairs to the first floor, door to the cellar (steps down, power and lighting), door to the Kitchen/Breakfast room, door to:

Sitting Room

Feature sash window to the front aspect with secondary glazing, exposed beam, feature fireplace with a multi fuel burner, power points, ceiling lights x two, radiator, TV point.

Kitchen/Breakfast Room

Wooden window to the rear aspect, exposed beam, ceiling lights x two, feature brick Ingle Nook opening with space for a gas or electric cooker, fitted with a matching range of white wall and base units with work surface over, stainless steel sink and drainer with a stainless steel mixer tap over, part tiled splash backs, power points, space and plumbing for a dishwasher, integral fridge/freezer, tiled flooring, wooden glazed door to:





Rear Porch

Wooden windows to the side aspects, feature wooden glazed stable door to the rear aspect.

FIRST FLOOR

Landing

Stairs to the second floor, ceiling light, electric storage heater, archway and door to the storage cupboard and family bathroom, door to bedroom three, door to:

Dining Room/Bedroom Two

Feature sash window to the front aspect with secondary glazing, ceiling lights x two, power points, radiator, feature Victorian fireplace with a wooden mantle and tiled hearth, door to the walk in wardrobe/office space with shelving, power and lighting.

Bedroom Three

Wooden window to the rear aspect, exposed beam, power points, radiator, small feature storage cupboard with shelving, ceiling lights x two.

Family Bathroom

Spacious fitted bathroom with a white suite comprising of a panelled bath, low level WC and wash hand basin fitted in a beech effect vanity unit with storage cupboards and mirror and storage wall cupboards over, corner shower cubicle with a mains shower and glass sliding doors, chrome heated towel rail, inset ceiling spot lights, exposed beam, part tiled walls, extractor fan, radiator.

SECOND FLOOR

Landing

Exposed beams, ceiling light, wooden window to the side aspect, door to the shower room and bedroom four, door to:

Master Bedroom

Wooden window to the front aspect, radiator, ceiling light, loft access, feature Victorian fireplace with a wooden mantle and tiled hearth.

Bedroom Four

Wooden window to the rear aspect, door to the walk in wardrobe (into the eaves), power points, electric storage heater.

Shower Room

Wooden window to the side aspect, fitted with a white low level WC and wash hand basin, shower tray with a Mira electric shower and shower curtain and rail over, extractor fan, radiator, wall light, part tiled walls.

OUTSIDE

Rear Courtyard

Right of way for neighbouring properties, brick paved area. Wooden door to:

Utility Room/Cloakroom

Window to the front aspect, ceiling light, power points, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, double base storage cupboards with work surface over, tiled flooring, wooden door to the toilet.

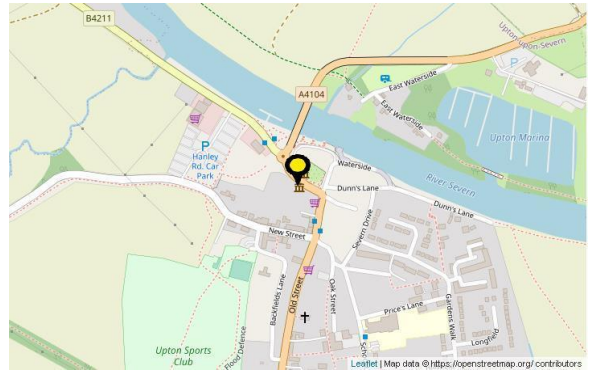
Garden

Continue round the back of the courtyard along the paved path to the garden. The garden is the third one along on the left hand side. The iron gate leads through the wooden archway into a mainly laid to lawn cottage garden. A paved path leads to the wooden summer house to the rear aspect, small tree, wooden picket fencing and a feature brick wall surrounds.



Directions

From our John Goodwin office in the High Street, go across the road onto Church Street where the property can be found on the left 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 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 "D"

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.



TOTAL FLOOR AREA: 1507 sq. ft. (140.0 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance purposes only and should be used as such for 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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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 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.