

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS SPACIOUS THREE BEDROOM DETACHED BUNGALOW SITS ON A CORNER PLOT IN AN SOUGHT AFTER AND DESIRABLE OUT OF TOWN LOCATION. THE PROPERTY OFFERS A GOOD SIZED LIVING ROOM WITH A FEATURE FIREPLACE, A SEPARATE DINING ROOM AND CONSERVATORY. A MODERN FITTED KITCHEN, FAMILY BATHROOM AND EN-SUITE SHOWER ROOM TO THE MASTER BEDROOM ALL ADD TO THE APPEAL. ENCLOSED REAR GARDEN WITH A PAVED PATIO AREA, LAWNED AREA WITH BORDERS, PLANTS AND SHRUBS AND A GARDEN SHED. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, A DOUBLE GARAGE AND SECURE OFF ROAD PARKING. NO ONWARD CHAIN. EPC D.

Cromarty – Guide Price £375,000

13 Hillview Gardens, Ryall, Worcestershire, WR8 0QJ



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 offers a good variety of shops, restaurants and pubs and a Doctors surgery with pharmacy and dentist, a library and rugby club. For families with children there is Upton Primary School that 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.

Property Description

This spacious three bedroom detached bungalow is situated on a corner plot in a sought after and desirable out of town location.

The property offers a good sized living room with a feature fireplace, a separate dining room and a conservatory. A modern fitted kitchen, family bathroom and En-suite shower room to the master bedroom all add to the appeal for potential purchasers.

Outside the mature gardens provide a pleasant place to sit and enjoy with a paved patio area for entertaining with friends or family, a lawned area with borders, plants and shrubs and a garden shed.

Further benefits include double glazing and oil central heating, a detached double garage and secure off road parking.

A paved path leads to the UPVC double glazed entrance porch door to:

Entrance Porch

UPVC obscure double glazed door to the front aspect, UPVC obscure double glazed window to the front aspect, tiled flooring, ceiling light, Wooden obscure double glazed window and door to:

Entrance Hall

Radiator x two, ceiling lights x two, power points, smoke alarm, door to the storage cupboard (housing coat hooks and shelving), doors to the kitchen, family bathroom, bedroom one, two and three, double doors to:

Sitting Room

UPVC double full length window to the side aspect, ceiling light, wall lights x two, power points, TV point, feature fireplace with an electric coal effect fire, wooden mantle and granite hearth, radiator, wooden glazed double doors to:

Dining Room

UPVC double glazed window to the side aspect, radiator, ceiling light, wall lights x two, power points, door to:





Kitchen

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 one and a half sink and drainer with a stainless steel mixer tap over, part tiled walls, power points, light pipe, inset ceiling spotlights, integral electric single oven with a ceramic four ring hob over, integral fridge/freezer, space and plumbing for a washing machine, space for a dishwasher or tumble dryer, tiled flooring, door to the hallway, wooden glazed door to:

Rear Porch

UPVC double glazed door to the garden, tiled flooring, ceiling light, power points.

Master Bedroom

UPVC double glazed window to the side aspect, ceiling light, power points, radiator, TV point, door to:

En-Suite Shower Room

UPVC obscure double glazed window to the front aspect, low level WC and wash hand basin in a vanity sink storage unit with a mirror, light and shaver point over, part tiled walls, shower cubicle with a electric Triton shower and glass sliding door, extractor fan, inset ceiling spotlights, radiator.

Bedroom Two

UPVC double glazed window to the side aspect, radiator, power points, ceiling light.

Bedroom Three

Radiator, ceiling light, power points, UPVC double glazed double doors to:

Conservatory

Part brick dwarf wall, UPVC double glazed French style patio doors to the garden, UPVC double glazed windows to the front, rear and side aspect, power points, wall lights x two, tiled flooring.

Family Bathroom

UPVC obscure double glazed window to the rear aspect, low level WC and wash hand basin, shower cubicle with a mains shower and glass shower screen, part tiled walls, inset ceiling spotlights, extractor fan, radiator.

Outside

Front/Side Garden

Paved path to the front entrance door, lawned area with borders and mature plants and shrubs, magnolia tree, paved path to to the side aspect to a further lawned area, seating area and mature plants and shrubs.

Rear Garden

Gated access to the lawned area with borders, plants and shrubs, paved path round to another paved area, large tarmac driveway with parking for two/three cars and a wooden double gate giving secure parking, brick wall and wooden fencing surrounds.

Garage

Up and over electric door to the front aspect, power and lighting.



Directions

From our John Goodwin office in the High Street, continue towards the bridge and take the second turning over the roundabout onto the bridge. Continue along this road out of Upton. Take the first right hand turning into Ryall Road, then take the second turning into Woodlands and the first left hand turning into Hillview Gardens. Follow the road around to the right and the property can be found on the left hand side by one of our for sale boards.



Services

We have been advised that mains electric and water 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

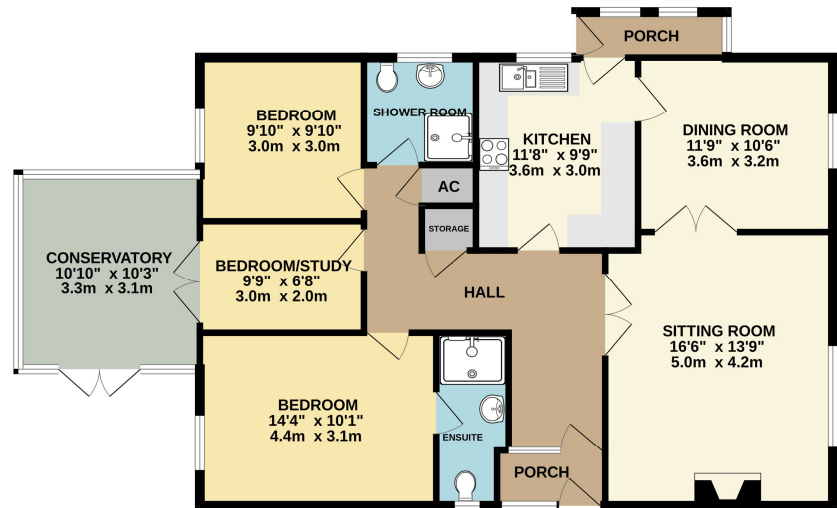
COUNCIL TAX BAND "D"

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.

GROUND FLOOR
1171 sq.ft. (108.8 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (108.8 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 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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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.

