

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



This Well Presented Three Bedroomed Property Is Situated Just Off Upton's Highstreet. Recently Refurbished Kitchen/Breakfast And Family Bathroom. Quaint Courtyard Garden. The Added Bonus Of Off Road Parking. In The Catchment Area For A Number Of Good Schools. Potential To Create Third Bedroom.

EPC C

10B New Street – Guide Price £269,950

10B New Street, Upton Upon Severn, Worcestershire, WR8 0HR



10B New 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 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 three bedroom property located just off Upton's High street in a prime location in proximity to a number of good schools and transport links for commuters.

The property has recently been refurbished and benefits from various accommodation. A modern kitchen with a breakfast bar/ dining area. A spacious sitting room with a feature mantle piece and opening out into a quaint courtyard garden. On the first floor a master bedroom with various space for storage, A good sized second and third bedroom both with double glazed windows, A Family bathroom that has been recently refurbished with an elegant modern design.

The property further benefits from off road parking for two cars and external storage space to the left of the property.

Kitchen/ Dining Room 13.31ft (4.06m) Max x 12.62ft (3.85m) Max

Modern Kitchen with an open plan design comprising of various floor and wall mounted units, solid wood effect countertops including a breakfast bar/ dining area. Integrated fridge, freezer and dishwasher. Composite sink and drainer with mixer tap, Stainless steel extractor fan and tiled splashbacks below the wall mounted units. Space for washing machine, tumble dryer and cooker. (White goods may be included at the discretion of the vendors). Boiler located in one of the wall cupboards. Additional storage space for bins. Laminate flooring. BT point. Two ceiling lights.

Inner Hallway

Ceiling light. Glazed panel into sitting room. Wooden flooring. Stairs to first floor landing. Doors to Sitting Room and Downstairs WC/ Storage.

Sitting Room 14.82ft (4.52m) x 12.64ft (3.85m)

Ceiling light, Radiator, Feature mantle piece with space for wood burner/ Electric Fire. Double glazed window to side aspect. Double glazed door opening out into courtyard garden with additional glazed panels each side of the door.





Downstairs WC/ Storage

Suite comprising wall mounted wash basin with tile splashback, WC, Extractor fan, Wall mounted storage shelves and access to under stair storage cupboard. Ceiling light, Wooden flooring.

First Floor Landing

Double glazed skylight, Two ceiling lights, Painted wooden banister, Loft access. Doors to Master Bedroom, Bedroom two and Family Bathroom.

Master Bedroom 14.86ft (4.53m) Maximum x 12.67ft (3.86m) Maximum

Ceiling light, radiator. Large double glazed window to side aspect. Space for storage.

Bedroom Two 12.67ft (3.86m) Maximum x 8.27ft (2.52m) Maximum

Ceiling light, Radiator. Double glazed window to front aspect. Space for small double bed and space for storage. Carpeted flooring.

Bedroom Three 9'5"ft (2.9m) Maximum x 6'4"ft (1.9m) Maximum

Ceiling light, radiator, double glazed window to side aspect. Space for storage.

Family Bathroom

Suite comprising pedestal wash basin with mixer tap and tiled splashback, curved bath with shower over tiled surrounds and a glazed shower screen. Wall mounted mirror with LED lights built in, Extractor fan, Heated towel rail. Various inset ceiling spotlights. Double glazed skylight. Access to airing cupboard with hot water tank in.

Outside

Courtyard Garden with an insulated storage shed, security light, section of artificial grass. Paved courtyard, satellite dish.



Directions

From the agents Upton Office Head south on High Street towards New Street turn right onto New Street and the property will be on the right through an archway.



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

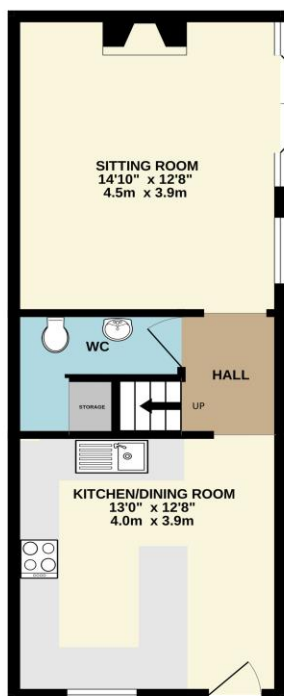
COUNCIL TAX BAND "C"

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

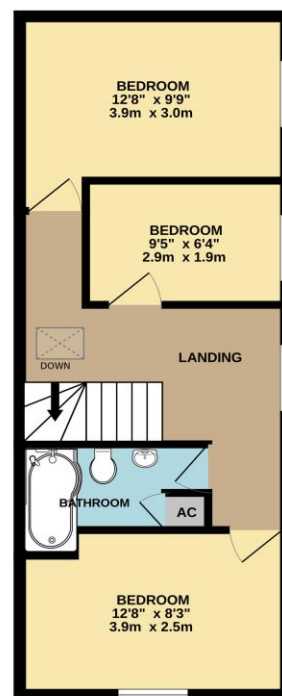
EPC

The EPC rating for this property is C (69).

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

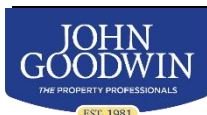


1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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. Made with Metropac 02/04



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.