

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A Superb Opportunity To Purchase A Beautifully Presented Recently Renovated Cottage Situated Within The Heart Of The Picturesque Riverside Town Of Upton Upon Severn. This Bright And Airy Cottage Offers A Feature Fireplace In The Sitting Room And Flows Through To The Modern Fitted Shaker Style Kitchen With Integral Appliances. On The First Floor Is The Generous Sized Double Bedroom, A Modern Fitted Bathroom. A Further Reception Room Can Be Accessed From The Spiral Staircase To The Second Floor. The Property Further Benefits From A Pretty Rear Courtyard Garden With An Outhouse. Epc D.

Oak Row – Guide Price £229,950

4 Oak Row, Upton upon Severn, Worcestershire, WR8 0JU



4 Oak Row

Location & Description

Enjoying a central location in the heart of the town centre of the historic and picturesque Upton upon Severn. The town offers a good variety of shops, pubs and restaurants alongside a Doctors surgery with pharmacy and dentist, a library and rugby club to name but a few and serves 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 adding to the appeal for the commuter.

Property Description

In recent years this beautifully presented cottage has undergone an extensive renovation programme involving complete re-wiring, re-plumbing, a new gas central heating system, window and door replacements, new flooring throughout, insulation and redecoration.

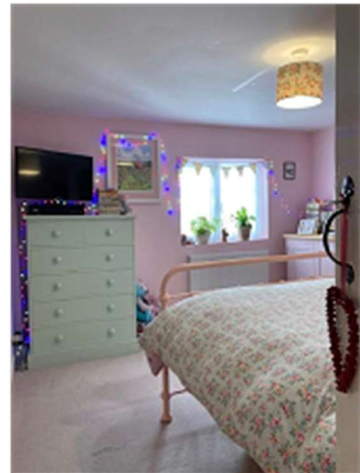
4 Oak Row now offers the potential purchasers the opportunity to reside in the heart of the town centre of Upton in a charming and imaginatively modernised character cottage with a feature fireplace in the sitting room, a modern shaker style fitted kitchen, a generous sized double bedroom, a modern fitted bathroom and a further reception room on the second floor.

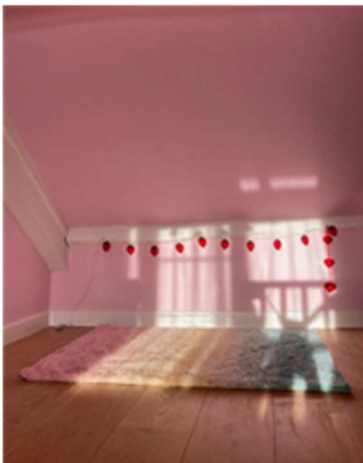
Further benefits include pretty courtyard garden with an outbuilding suitable for storage and the property itself has been partially re-roofed recently.

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Traditional solid wood front door from pathway opens through to;

Sitting Room 12.10ft (3.69m) max x 10.92ft (3.33m) (into alcove)

A beautiful and light room with a feature brick fireplace surround and open hearth, alcove area to either side of fireplace, painted ceiling beam, UPVC Double glazed window to front aspect, power pointS, TV point, radiator, door through to:

Kitchen 10.59ft (3.23m) x 9.45ft (2.88m)

Fitted with a range of shaker style cream base and wall units with a solid wood work surface over and tiled splash backs, feature ceramic Belfast sink with a Victorian-style mixer tap over, under counter Neff double oven with induction hob over, space for larder-style fridge/freezer, open plan under stairs storage area, space and plumbing for washing machine, door to the larder cupboard, double glazed UPVC window overlooking the pretty rear courtyard garden, power points, ceiling light, custom-made double glazed rear door, stone flooring, stairs rising to:

Landing/ Storage Area

Superb feature industrial-style iron spiral staircase leading to 2nd floor room, feature exposed brick walling, recessed ceiling spotlights and power points, door to the bathroom, door to:

Bedroom One 12.04ft (3.67m) x 10.89ft (3.32m) max

A light and spacious generous sized room with a UPVC double glazed window overlooking the front of the property, power points, ceiling light and radiator.

Bathroom

Modern fitted attractive P-shaped bath, curved glass shower screen and wall mounted shower with mixer tap over, feature wall tiling, low level WC and wash hand basin with storage cupboard under and shaver light over, UPVC double glazed opaque window to rear aspect, double doors to the linen cupboard with shelving and the Worcester boiler, tiled flooring and extractor fan.

Attic Snug/Office space 7.54ft (2.30m) x 13.12ft (4m) to sloping ceiling height

Exposed beams and a feature brick wall, galleried balustrade, radiator, ceiling light, power points, UPVC double glazed window to the rear offering wonderful views over surrounding roof tops and glimpses of the Malvern Hills beyond.

Outside

At the rear of the property is an attractive gravelled courtyard garden which is enclosed by a bordered brick wall and fencing, outside light, power point, door to:

Outhouse 7.84ft (2.39m) x 3.80ft (1.16m)

Brick construction and measuring 2.39m x 1.16m, wooden glazed window to the front aspect, power and lighting.

Directions

From the John Goodwin office in Upton, proceed up the High Street for a short distance, before taking the first turning on your left into Court Street. Follow the road around to the right and then bear directly right. The property will be found after a short distance on the right hand side.

Please note that the cottage can only be accessed on foot from Court Row and there is no parking directly outside the property.



Services

We have been advised that mains gas, electricity, water and drainage 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 infer 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

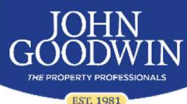
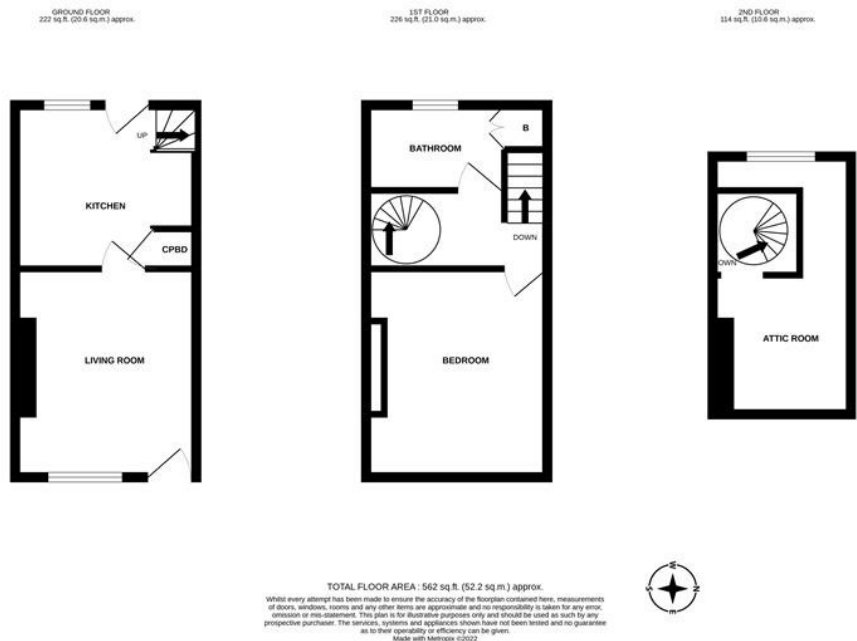
Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (63)



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.

