

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**SITUATED IN A SOUGHT AFTER AND DESIRABLE CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF UPTON UPON SEVERN. THE PROPERTY OFFERS SPACIOUS LIVING ACCOMMODATION WITH A GOOD SIZED LOUNGE/DINER, A MODERN FITTED KITCHEN AND A CONSERVATORY. THREE GOOD SIZED BEDROOMS AND A SHOWER ROOM. THERE IS A PRIVATE MATURE SOUTH FACING REAR GARDEN AND PATIO AREA. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, A DOUBLE GARAGE AND PLENTY OF PARKING. NO ONWARD CHAIN. EPC E.**

## 19 Hillview Gardens – Offers In The Region Of £415,000

19 Hillview Gardens, Ryall, Upton Upon Severn, Worcestershire, WR8 0QJ





# 19 Hillview 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 offers a good variety of supermarkets, shops, newsagents/post office, pubs and restaurants alongside a sought after Doctors surgery with pharmacy and dentist, a library and rugby club.

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 well presented three bedroom bungalow offers spacious living accommodation with a good sized lounge/diner and modern fitted kitchen with integral appliances. The conservatory over looks the pretty south facing rear garden with its paved patio area which offers a good degree of privacy.

Further benefits include three good sized bedrooms and a modern fitted shower room, UPVC double glazing, a double garage and plenty of parking.

## Entrance Porch

Double glazed sliding door with fixed side panel into the porch, Ceiling light, Access into the inner hallway via UPVC front door with opaque double glazed panel plus additional side panels.

## Inner Hallway

Two ceiling lights, radiator with wooden shelf above. Curtains on rod by front door. Wall mounted thermostat, BT point, Electric doorbell speaker, Decorative coving. Doors to Lounge/Diner, Kitchen, Cloakroom, All bedrooms, Family bathroom, Airing cupboard and separate storage cupboard.

## Lounge/ Diner 27.55ft (8.40m) Maximum x 13.45ft (4.10m) Maximum

Two ceiling Lights, Two wall lights, Two radiators one with a wooden shelf above. Tv points, Coving. Feature Fireplace with brick and sandstone surrounds and an electric fire. Large double glazed floor to ceiling window to the front aspect welcoming ample light through the property. Large double glazed bay window to the rear aspect. Wooden doors into inner hallway and kitchen with opaque glazed sections.

## Kitchen 9.84ft (3m) x 9.51ft (2.90m)

Spotlights, Opaque refracting ceiling light. Coving, Double glazed window to the rear aspect into the conservatory. Comprising of various floor and wall mounted units that are solid wood, providing lots of storage options, Bosch fridge freezer, Zanussi induction hob with pull out siemens extractor fan and light above, additional separate extractor fan with speed controls, Siemens double oven plus warming drawer. Composite one and a half sink with drainer set into solid wood counter tops. Heated towel rail. Tiled splashbacks. Tv points. Bespoke solid wood movable island with storage cupboards and drawers.







#### Cloakroom

Ceiling light, coving, opaque glazed window to front aspect. Suite comprising wall mounted ceramic wash basin with mixer taps, slim wooden cupboards below, half up tiled walls, low level wc, wall mounted mirror with light above. Tiled effect linoleum.

#### Master Bedroom 15.74ft (4.80m) Maximum x 10.17ft (3.10m) Maximum

Ceiling light, radiator, large double glazed windows to front aspect, fitted wardrobes, coving, additional storage cupboard.

#### Bedroom Two 11.48ft (3.50m) Maximum x 9.84ft (3m) Maximum

Ceiling light, spotlights, coving, radiator, Solid wood fitted units surrounding space for double bed with hanging space available and shelving, Solid wood fitted dressing unit with shelving, drawers and counter light. Double glazed window to rear aspect.

#### Bedroom Three 11.48ft (3.50m) Maximum x 6.89ft (2.10m) Maximum

Ceiling light, radiator, coving, BT point, Tv point, Double glazed window to side aspect. Wooden door from the hallway with opaque glazed sections throughout, wall mounted cupboards with a strip light below.



#### Family Bathroom

Ceiling light, radiator, coving, tiled walls floor to ceiling, opaque double glazed window to rear aspect, suite comprising low level WC, ceramic wash basin with storage below and stainless steel mixer taps, large shower enclosure with glazed side panels and a wall mounted power shower, mobility aids, spotlight with extractor fan built-in, two wall mounted mirrors, heated towel rail and separate chrome towel rail, electric fan heater, tiled effect linoleum.

#### Conservatory 11.81ft (3.60m) x 7.87ft (2.40m)

Wall mounted light, electric heater, walled with double glazed windows looking out into the rear garden, accessed via three glazed doors, two of which are tilt and turn, polycarbonate roof, electric sunshade, laminate countertop with washing machine and space for tumble dryer under.



#### Double Garage 16.40ft (5m) x 15.74ft (4.80m)

Ceiling lights, PowerPoint wooden park glazed side access door, Modern electric roller shutter. Storage available.

#### Outside

##### Front Garden

Decorative flowerbeds with mature shrubs and a mature tree, large area of laid lawn, ample parking available on the concreted driveway with patterned stone effect leading to the double garage and a colourful hedge border.

##### Rear Garden

Boarded by established flowerbeds and blossoming trees lining the borders in an area of laid lawn, set in a corner plot extending into the corner to an area for compost. Vegetable patch behind the garage in a sun trap, wooden shed, oil tank to the rear of the garage, side gates to each side of the garden, side storage area for the bins, patio area with a pebbled edge with pergola above and trellis surrounding.

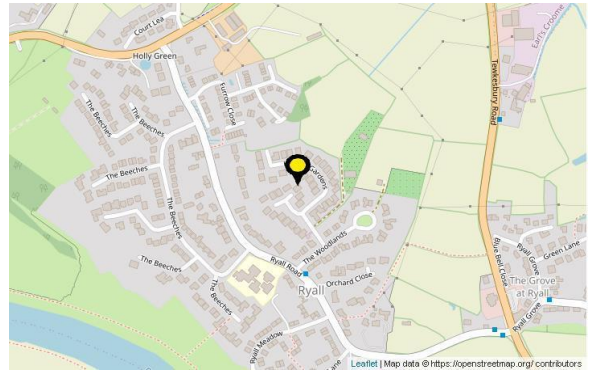


#### Agent's Note

Blind's and curtains for all windows will be included in the sale. Real leather three piece suite in the lounge/ diner available via separate negotiation.

## Directions

From our John Goodwin office in the High Street, continue over onto Church Street, at the roundabout take the second turning over the bridge towards Ryall. Take the next turning on the right hand side into Ryall Road, continue along this road, then take the second turning into Woodlands. Take the first turning on the left hand side into Hillview Gardens, then take the first right and follow it as it bends around. The property can be found on the left hand side at the end of the cul-de-sac 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

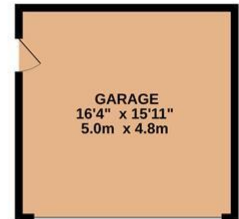
COUNCIL TAX BAND "D"

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 E.

GROUND FLOOR  
1381 sq.ft. (128.3 sq.m.) approx.



TOTAL FLOOR AREA: 1381 sq.ft. (128.3 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.

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EST. 1981

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