

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED SPACIOUS AND VERSATILE THREE BEDROOM DETACHED FAMILY HOME IS SITUATED WITHIN LEVEL WALKING DISTANCE TO ALL AMENITIES IN THE PICTURESQUE RIVERSIDE TOWN OF UPTON UPON SEVERN. THE PROPERTY OFFERS TWO/THREE RECEPTION ROOMS, A KITCHEN/BREAKFAST ROOM WITH INTEGRAL APPLIANCES AND SPACE FOR A DINING TABLE, A GROUND FLOOR DOUBLE BEDROOM AND BATHROOM AND TWO DOUBLE BEDROOMS AND A FAMILY SHOWER ROOM ON THE FIRST FLOOR. PRIVATE AND MATURE SOUTH FACING REAR GARDEN WITH A PAVED PATIO, A GREENHOUSE AND A GARDEN SHED, INTEGRAL GARAGE AND OFF ROAD PARKING. UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. EPC C.

2A Minge Lane – Offers In The Region Of £420,000

2A, Minge Lane, Upton Upon Severn, Worcestershire, WR8 0NL



2A Minge Lane

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, pubs alongside a Doctors surgery with pharmacy and dentist, a library, rugby club and Upton Primary School for families with children which follows onto the sought after Hanley Castle High School. Open countryside adds to the appeal.

Upton Upon Severn 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 for the commuter.

Property Description

This well presented three bedroom family home is situated within easy level walking distance to all the amenities on offer.

The property offers spacious and versatile living accommodation over two floors with a good sized kitchen/breakfast room with integral appliances, a separate dining room to the rear aspect and a sitting room with a feature fireplace and patio doors out onto the paved patio area. A downstairs double bedroom and family bathroom offer the potential for visiting elderly relatives a place to stay. On the first floor both the bedrooms are doubles and both are serviced by the modern fitted family shower room adding to the appeal for potential purchasers.

Outside is a particular feature of this property with the south facing mature rear garden and its abundance of mature plants and shrubs. There is a good sized paved patio for entertaining with family and friends and a garden shed and greenhouse for the keen gardener. The garden is fully enclosed by wood panel fencing and offers side gated access to the front of the property.

Further benefits include UPVC double glazing, gas central heating, an integral garage with off road parking.

Canopy porch to the front aspect to:

Entrance Hallway

UPVC door with decorate double glazed insert to the front aspect, double glazed window to the front aspect, telephone point, power points radiator, stairs to the first floor, ceiling light, doors to:

Kitchen/Breakfast

UPVC double glazed window to the front aspect, fitted with a matching range of wall and base units with work surface over, stainless steel sink and drainer with a stainless steel mixer tap over, waist high integral double oven, gas hob with extractor fan over, part tiled splash backs, integral fridge, space and plumbing for a dishwasher, radiator, power points, ceiling spot lights, good sized space for a dining table.





Dining Rom

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

Sitting Room

UPVC double glazed window to the rear aspect, UPVC double glazed French style doors to the side aspect, power points, TV point, feature fireplace with a electric fire, ceiling lights x two, radiator.

Bedroom

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

Family Bathroom

UPVC obscure double glazed window to the side aspect, fitted with a three piece suite comprising of a corner panelled bath, a low level WC and wash hand basin with plenty of storage cupboards below, radiator, ceiling light, part tiled splash backs, extractor fan, vinyl flooring.

First Floor

Landing

Door to the storage cupboard, ceiling light, doors to:

Bedroom Two

UPVC double glazed window to the front aspect, rear facing roof window, power points, telephone point, radiator, door to the wardrobe x two, storage cupboard into the eaves, ceiling light.

Bedroom Three

UPVC double glazed window to the side aspect, rear facing facing roof window, power points, ceiling light, door to the wardrobe, storage cupboard into the eaves, radiator.

Shower Room

UPVC obscure double glazed window to the side aspect, shower cubicle with a mains shower and glass shower door, low level WC and wash hand basin with a mirror, light and shaver point over, ceiling light, storage cupboard into the eaves, part tiled splash backs, radiator, extractor fan, vinyl flooring.

Outside

Front Garden

The property is approached via a shared tarmac driveway leading to the parking spaces and to:

Integral Garage

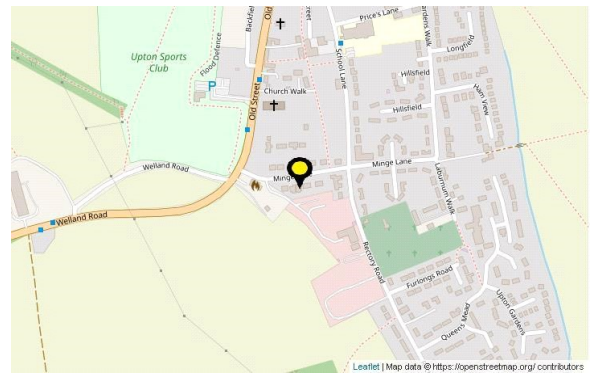
Electric up and over door to the front aspect, double glazed window to the side aspect, base cupboard and stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, wall mounted gas Worcester combination boiler, integral door to the entrance hallway.

Rear Garden

Side gated access to the private landscaped mature garden, a paved patio area, greenhouse and garden shed. Outside tap x two and lighting.

Directions

From our John Goodwin office in the High Street, continue up onto Old Street, go past the church on the left hand side and then take the next turning on the left into Minge Lane. The property can be found on the right hand side by one of our for sale boards.



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 "F"

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.



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 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.