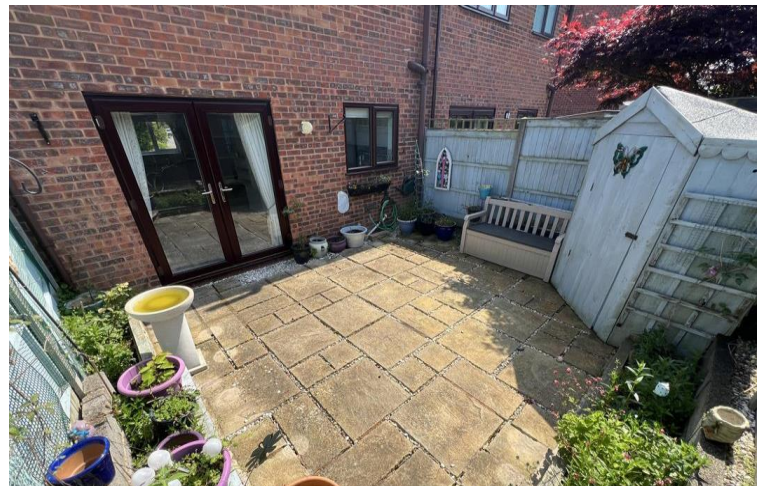


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS WELL PRESENTED TWO BEDROOM FAMILY HOME IS SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO ALL AMENITIES. OPEN PLAN LIVING WITH A LOUNGE/DINER/KITCHEN WITH INTEGRAL APPLIANCES, TWO DOUBLE BEDROOMS AND A MODERN FITTED SHOWER ROOM. SOUTH FACING LOW MAINTENANCE PRIVATE REAR GARDEN WITH GATED ACCESS. UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING. OFF ROAD PARKING. NO ONWARD CHAIN. EPC C.**

## 8 Upton Gardens - Guide Price £235,000

8, Upton Gardens, Upton Upon Severn, Worcestershire, WR8 0NU



# 8 Upton 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 shops, supermarkets, restaurants and pubs. There is a 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 modern family home offers spacious open plan living with a good sized lounge/diner which flows into the kitchen with its integral appliances adding to the appeal. Patio doors lead from the dining area out onto the private south facing rear low maintenance garden with rear gated access.

On the first floor there are two good sized double bedrooms with the master bedroom having the added bonus of a separate dressing room. Both bedrooms are serviced by the modern fitted shower room. Further benefits include UPVC double glazing, gas central heating and off road parking. Within walking distance to all amenities and the primary school for families with children. Open countryside adds to the appeal. Good road and rail links for the commuter add to the appeal.

## Entrance Hallway

UPVC door and side obscure glazed panel to the front aspect, radiator, power points, stairs to the first floor, wooden glazed door to:

## Lounge/Dining Room

UPVC double glazed window to the front aspect, UPVC double glazed French style patio doors to the rear aspect, radiators x two, ceiling lights x two, power points, TV point, open plan to:

## Kitchen

UPVC double glazed window to the rear aspect, fitted with a matching range of white wall and base units with work surface over, white ceramic bowl and a half and drainer with a stainless steel mixer tap over, part tiled splash backs, power points, integral washing machine and dishwasher, space for a fridge/freezer, space for a gas or electric cooker with a stainless steel extractor fan over, ceiling light, tiled flooring.

## Landing

Loft access, door to the airing cupboard ( housing wooden slatted shelving and the gas combination boiler), ceiling light, door to bedroom two and the shower room, door to:

## Master Bedroom

UPVC double glazed window to the front aspect, built in double wardrobe with sliding half mirrored doors, ceiling light, radiator, power points, opening to:





### **Dressing Area**

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

### **Bedroom Two**

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

### **Shower room**

UPVC double obscure glazed window to the rear aspect, fitted with a matching white low level WC and wash hand basin with storage cupboards under and a stainless steel mixer tap over, part tiled walls, chrome heated towel rail, corner shower with a Triton electric shower and glass sliding door, ceiling light.

### **Outside**

#### **Front Driveway**

Bin storage area, gravelled parking area.

#### **Rear Garden**

The rear garden is a low maintenance south facing private garden with paved patio area and raised borders with plants and shrubs, wooden corner shed, water tap, gated rear access to the rear communal pathway.



## 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 after the traffic lights take the next left hand turn into Minge Lane. Take the first turning on the right hand side into Rectory Road, then take the second turning on the left hand side into Queens Mead. Take the second turning on the right hand side into Upton Gardens where the property can be found on the right 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

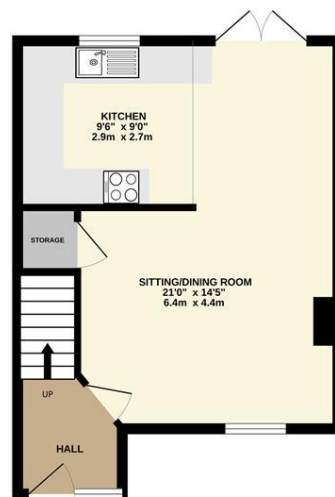
COUNCIL TAX BAND "C"

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

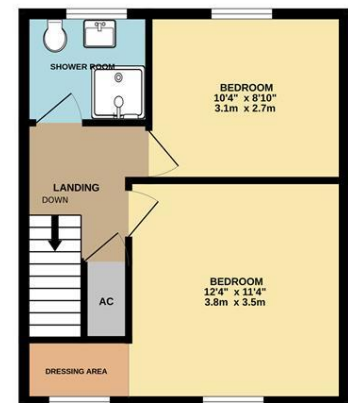
## EPC

The EPC rating for this property is C.

GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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.  
Made with Memphis 02024



**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.