

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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This Extended Beautifully Presented Link-Detached Bungalow Enjoys A Quiet Cul-De-Sac Setting Within Five Minutes Walk Of The Centre Of Upton. Offering Spacious And Versatile Living Accommodation For The Growing Family Or Retirees Alike. A Modern Fitted Kitchen, A Separate Dining Room, Sitting Room With Patio Doors To The Garden And A Conservatory. There Are Three Double Bedrooms, One With A Dressing Room And En-Suite Shower Room. Further Benefits Include A Modern Fitted Family Bathroom, A Cloakroom, Double Glazing, Gas Central Heating, An Integral Garage And Plenty Of Off Road Parking. One Of The Particular Features Of This Property Is The Private Mature West Facing Garden With Its Beautifully Landscaped Borders And A Abundance Of Plants And Shrubs, Patio Areas For Entertaining, Garden Shed And Summer House. NO CHAIN. EPC D (63).

Ham View - Offers in the region of £525,000

12 Ham View, Upton upon Severn, Worcestershire, WR8 0QE

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12 Ham View

Location & Description

The property enjoys a quiet position at the end of Ham View, one of Upton upon Severn's most favoured residential cul-de-sacs which is only a short walk from the town centre. Upton is a historic riverside town serving a wide rural catchment area and a thriving tourist industry, mainly through its popular festivals that take place throughout the year. It has a good variety of shops, supermarkets, restaurants, cafe's, a bakery, library, church, medical centre with pharmacy and dentist and a renowned Marina. Open countryside adds to the appeal.

The larger towns of Malvern (eight miles), Worcester (ten miles) and Tewksbury (six miles) are all close at hand. Access to Junction 1 of the M50 is just three miles distant providing links to the M5, The Midlands, South West and London. There are mainline railway stations at Pershore, Worcester and Malvern with direct links to London Paddington.

For families with children educational facilities are well catered for. There is a local primary school only a few minutes walk away and the sought after Hanley Castle High School is about one and a half miles distant.

As it's name suggests the cul-de-sac is almost adjacent to The Ham, an area of SSSI (Site of Special Scientific Interest) which leads down to the River Severn. It is perfect for those who enjoy walking or for dog owners.

Property Description

This beautifully presented detached bungalow which over the years has been extended and now offers "bright and airy", spacious and versatile contemporary accommodation which is ideally suitable for families and retirees alike, wanting their own individual living areas. The spacious entrance porch leads into the reception hall and to a cloakroom with WC, a large sitting room with patio doors to the rear garden adding to the appeal. A modern fitted kitchen and a separate dining room lead to an attractive conservatory which, like many of the rooms enjoys a lovely outlook over the rear garden. There are three/four bedrooms, one of which has the added benefit of an En-Suite shower room and dressing room. There is also a modern fitted bathroom with shower.

One of the great strengths of the property is its beautifully landscaped private mature west facing garden. It contains a number of attractive and well established shrubs, trees and borders that combine to provide colour and variety throughout the year. Two of the focal points are well placed patio seating areas to take in the sun and an attractive summer house. The property has a wide driveway that is capable of accommodating several vehicles but could easily accommodate a caravan/boat or motor home. Further benefits include views of the church steeple, UPVC double glazing, gas central heating and an integral garage. Located within walking distance into town and all its amenities. For families with children there is Upton Primary School which is in turn in the catchment for the sought after Hanley Castle High School. Good road and rail links for the commuter are close at hand.

Entrance Porch

UPVC double glazed front door, further double glazed windows to the side and front aspects overlooking the front garden, horizontal panelled walls, ceramic tiled flooring, ceiling light, obscure glazed door and side panels to:

Entrance Hallway

Two Ceiling lights, wooden flooring, BT point, Radiator, loft hatch, door to the cupboard (housing the Vaillant wall mounted boiler), door to the cupboard (housing the water tank with wooden slatted shelving over), doors to:

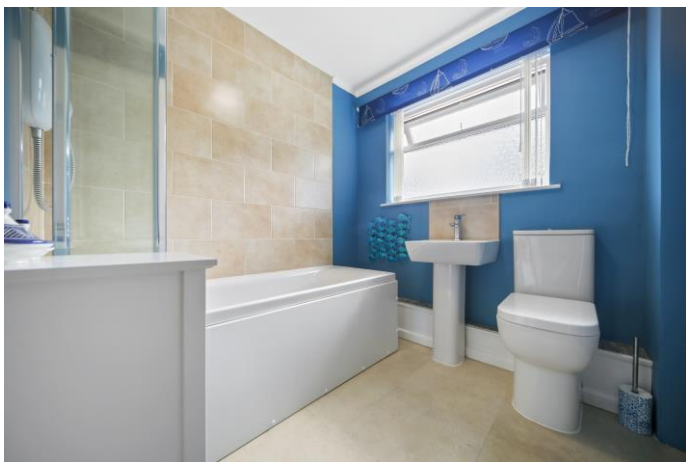
Sitting Room 20.14ft (6.14m) x 12.00ft (3.66m)

Two ceiling lights, three wall lights, double glazed full length window to the side aspect, double glazed sliding patio doors to the garden, door to Bedroom Two.

Kitchen 10.82ft (3.30m) x 8.72ft (2.66m)

Fitted with a range of floor and wall mounted units with counter tops and tiled surrounds incorporating a four ring gas Bosch HOB, one and a half bowl single composite drainer sink unit with mixer tap over, Washing





machine, Dishwasher, eye level Bosch DOUBLE OVEN and GRILL, space for larder-style fridge/freezer. Double glazed window to front aspect, radiator, central heating programmer, ceiling light. Opening into sitting room. Decorative coving.

WC

UPVC double obscure glazed window to the front aspect, WC, radiator, wash basin with tiled splashbacks, chrome towel rail, wall mounted mirror, ceiling light.

Dining Room 13.22ft (4.03m) x 9.81ft (2.99m) MAX

Radiator, ceiling light, decorative coving, glass panel door from the hallway, sliding double glazed doors leading to:

Conservatory 11.78ft (3.59m) x 8.89ft (2.71m)

Double glazed to three aspects with lovely outlook over the rear garden. Ceramic tiled floor, electric radiator and double glazed door leading into garden.

Bedroom One 15.25ft (4.65m) x 12.37ft (3.77m)

Ceiling light, radiator, built in double wardrobe with hanging rail, decorative coving, TV point, BT point, sliding double glazed doors leading into rear garden.

Bedroom Two 14.92ft (4.55m) x 7.68ft (2.34m)

Sliding patio doors to the garden, inset ceiling spotlights, radiator, Set aside from the other bedrooms would make an ideal teenage retreat, guest suite or live in carers accommodation, door to the En-Suite, door to:

Dressing Room 8.23ft (2.51m) Max x 5.87ft (1.79m)

Could be used as a Study or temporary Fourth Bedroom. UPVC double glazed window to the rear aspect, inset ceiling spot lights, door to the Garage.

En-Suite Shower Room

Double obscure glazed window to the front aspect, low level WC and wash hand basin with tiled splashbacks in a vanity unit, walk in shower with wall mounted Mira shower, glass shower screen and tiled surrounds, heated towel rail, inset ceiling spot lights, extractor fan.

Bedroom Three 12.20ft (3.72m) x 9.97ft (3.04m)

Radiator, built in double wardrobe with hanging rail. Double glazed window to front aspect, ceiling light, decorative coving. Currently used as a study.

Bathroom

Obscured double glazed window to front aspect. Panelled bath with wall mounted Mira shower over and folding glass shower screen with tiled surrounds, WC and wash hand basin, part tiled splash backs, chrome heated radiator, illuminated mirror.

Garage 12.86ft (3.92m) x 8.72ft (2.66m)

With up and over door to the front aspect, lighting and power, TV point, door leading into the Dressing Room.

OUTSIDE - Front Garden

The attractive front garden is laid to a mixture of gravelled and pebbled borders with a variety of colourful well established shrubs and trees, all enclosed by brick walls, outside water tap. There is gated access to the side of the property leads into the rear garden. A wide tarmac driveway provides extensive off road parking:

Rear Garden

The really lovely rear garden which consists of a series of paved seating areas and pathways interspersed with mature well established shrubs, trees and borders, all combining to provide interest, variety and colour throughout the year. Two focal points include an attractive SUMMER HOUSE 7'x 7' which is glazed to three sides and has tiled flooring. There is also a useful garden SHED 6'x4' of timber construction, power points x two, outside water tap. The sunny rear garden is undoubtedly a real feature of 12 Ham View.

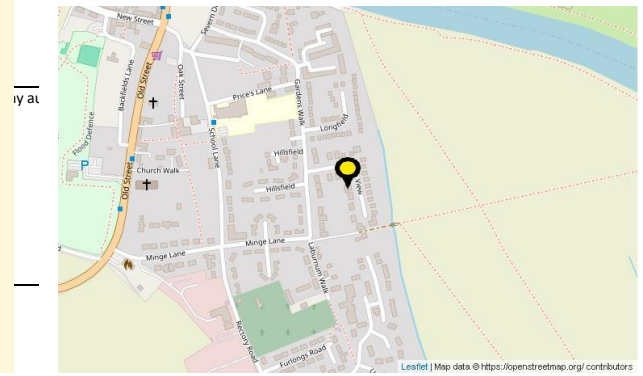
MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

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.
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Directions

From the agents office in Upton turn into Dunns Lane. Turn first right into Severn Drive and then almost immediately left into Gardens Walk. Follow this route for approximately 500 yards. The turning for Ham View can be seen on the left hand side. The property is at the end of the cul-de-sac on the right hand side.



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

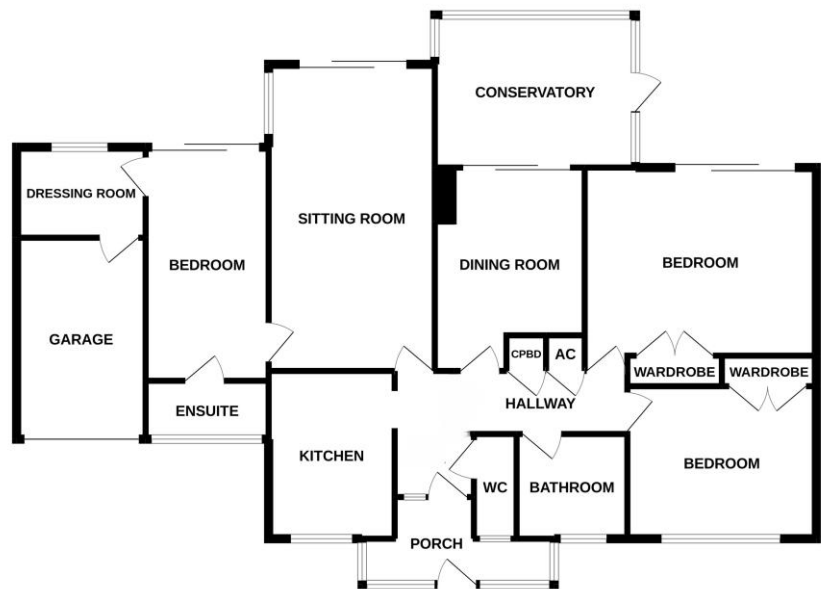
COUNCIL TAX BAND "E"

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).

GROUND FLOOR
1385 sq.ft. (128.7 sq.m.) approx.



12 HAM VIEW
TOTAL FLOOR AREA: 1385 sq.ft. (128.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

