

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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This Two Bedroom Detached Bungalow Is Set Within Its Own Generous, Peaceful, Secluded Plot In A Sought After And Desirable Area In Upton Upon Severn. Great Potential To Update And Extend Subject To Planning, Making It Ideally Suited For Those Looking To Put Their Own Stamp On The Property. South Facing Front Garden, Plenty Of Parking, Private Driveway, Garage, Newly Fitted Wet Room And Cloakroom, Lounge With A Feature Fireplace, Two Double Bedrooms, Kitchen/Diner With A Walk-In Pantry, Parquet Flooring, Large Loft, Upvc Double Glazing Throughout. Within Easy Walking Distance To All Local Amenities. No Onward Chain. Epc E

11 Minge Lane - Offers in the region of £370,000

11, Minge Lane, Upton Upon Severn, Worcestershire, WR8 0NN



11 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, supermarkets, pubs, cafes and restaurants alongside a bakery, sub post office/newsagents, hairdressers, Boots the chemist, a book shop, florist and hardware shop to name but a few. There is Upton Rugby Club, a library and sought after Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School which follows onto the sought-after Hanley Castle High School.

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 Paddington and Birmingham for the commuter. Open countryside adds to the appeal.

Property Description

This two bedroom detached bungalow is set within its own tranquil, secluded plot with the opportunity for those looking to put their own stamp on the property the chance to update and extend into the garden or large loft, subject to planning.

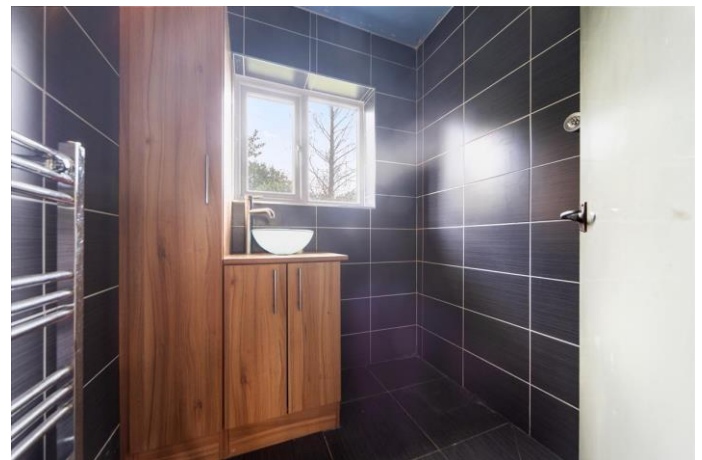
A private driveway from Minge Lane leads down to the front garden and parking area with plenty of parking and mature trees and shrubs enclosed by wood panel fencing. It has the benefit of not being over-looked.

Once inside the property, there is a good-sized hallway leading off to the lounge with its feature open fireplace and dual aspect windows, Parquet flooring, a newly fitted wet room, a good-sized kitchen/diner with a separate pantry, rear porch, two double sized bedrooms, storage cupboards and large loft (half-boarded). Further benefits include UPVC double glazing throughout.

The property is enclosed by feature brick walls at the front and rear and wood panel fencing to the sides. The access to the rear garden is through double gates at the side aspect and follows down to the garage at the rear. It could make a quiet office for those working from home. The large garden is a mixture of mature trees and shrubs combined with lawns and offers a greenhouse and pond (in need of renovation.)

Entrance Hallway

Wooden Parquet flooring, UPVC double glazed door with obscure side panel to the front aspect, ceiling and wall lights, power points, radiator, electric night storage heater, loft access, radiator, door to the airing cupboard (housing wooden slatted shelving and the hot water tank), doors to the storage cupboard, bedroom one and two, wet room, cloakroom, kitchen and door to:





Sitting Room

Parque flooring, feature open fireplace with a tiled surround and wooden mantle, UPVC double glazed windows looking onto the front garden and side aspect, power points, ceiling lights x two, electric night storage radiator.

Kitchen

UPVC double glazed windows looking onto the back garden and to the side aspect, fitted with a matching range of base and wall cupboards with work surface over, stainless steel sink and drainer, space for a cooker, space and plumbing for electrical appliances, inset induction hob with a stainless steel splash back and extractor fan over, power points, ceiling lights x two, vinyl flooring, radiator, door to the pantry (housing a ceiling light, shelving, electric fuse box and obscure glazed window to the rear aspect), UPVC door to:

Rear Porch

Quarry tiled flooring, single glazed window to the side aspect, wooden door to the rear garden.

Bedroom One

Parque flooring, UPVC double glazed window looking onto the front garden, power points, ceiling and wall lights, electric storage heater, built-in wardrobe.

Bedroom Two

Parque flooring, UPVC double glazed window looking into the rear garden, power points, ceiling light, built-in wardrobe.

Wet Room

Modern room with UPVC double glazed window to the rear aspect, ceiling light, chrome heated towel rail, wash hand basin with vanity storage cupboard under and chrome mixer tap over, fully tiled walls and flooring, part angled flooring, plumbing for a wall mounted shower (currently in storage cupboard ready to be installed).

Separate WC

Modern room with UPVC double glazed window to the rear aspect, ceiling light, fully tiled walls and flooring, low level WC.

Outside

Front Garden And Driveway

Long driveway leading to the property. A well established, tranquil garden with mature and shrubs, feature brick wall, plenty of parking, wooden fence panels surround, security lighting, side double gated access to:

Rear Garden

Mainly laid to lawn with mature trees and shrubs, greenhouse, feature brick wall, wooden fence panels surround, pond (in need of restoration), detached garage (housing wooden barn doors to the front aspect, two single glazed windows, a wooden side door, ceiling light, wall light, two work benches).

Directions

From our John Goodwin office in the High Street, continue up onto Old Street. Follow this road past the church on the left hand side, then through the traffic lights. Take the next turning on the left hand side into Minge Lane. The access to the property can be found by one of our For Sale boards on the left hand side.



Services

We have been advised that mains electricity 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. The property may be eligible for a grant using eg. The Boiler Upgrade Scheme, ECO4 grants or Malvern Hills District's Home Upgrade Grant.

GROUND FLOOR
947 sq. ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq. ft. (88.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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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.