

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



This Two Bedroom Spacious Detached Bungalow Offers A Private Wrap Around Garden And Plenty Of Parking. Two Double Bedrooms, A Good Sized Kitchen/Diner And Lounge With A Feature Fireplace. Cul-De-Sac Location Within Level Walking Distance To All Amenities. No Onward Chain. Epc D.

## 22 Upton Gardens - £274,000 Guide Price

22, Upton Gardens, Worcester, Worcestershire, WR8 0NU





# 22 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, a bakery, chemist, newsagent/post office, hairdressers, florist to name but a few. There is a rugby club, library and doctors surgery with pharmacy and dentist. For families with children there is the primary school a short walk away which follows onto 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.

## Property Description

This spacious two bedroom detached bungalow is situated in a cul-de-sac in a sought after location close to all amenities. The property offers a good sized kitchen/diner, spacious lounge with a feature fireplace, and two double bedrooms which are serviced by the modern fitted shower room.

The gardens wrap around the bungalow to the rear and side aspects with mature plants and shrubs and a good sized paved patio area for entertaining and offers a good degree of privacy. Further benefits include UPVC double glazing, gas central heating, a workshop, garage and plenty of parking.

## Entrance Hallway

UPVC double glazed door to the front aspect, power points, ceiling light, wood laminate flooring, radiator, door to:

## Kitchen/Breakfast 3.97m (12ft 10in) x 3.35m (10ft 10in)

UPVC double glazed window to the front aspect, fitted with a matching range of wall and base units with work surface over, stainless steel one and a half bowl sink and drainer with a stainless steel mixer tap over, part tiled splash backs, power points, space for an electric cooker with extractor fan over, wall hung Worcester boiler, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, vinyl flooring, ceiling lights x three, door to the larder cupboard (housing shelving).

## Lounge 5.61m (18ft 1in) x 3.56m (11ft 6in)

UPVC double glazed window to the rear aspect, UPVC obscure glazed door to the rear aspect, feature brick fireplace with a coal effect electric fire, power points, TV point, ceiling light, radiator.

## Bedroom One 4.68m (15ft 1in) x 3.66m (11ft 10in)

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

## Bedroom Two 3.56m (11ft 6in) x 2.94m (9ft 6in)

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

## Shower Room

UPVC obscure double glazed window to the side aspect, fitted with a white suite comprising of a low level WC and wash hand basin, shower cubicle with a mains shower and glass sliding shower doors, part tiled walls, vinyl flooring, ceiling light.

## Outside







#### Front Garden

Filled with mature plants and shrubs, paved path to the front entrance door, side gated access to the rear garden, paved driveway with parking for several cars, leading to:

#### Garage 17.71ft (5.40m) x 8.86ft (2.70m)

Up and over door to the front aspect, window and door to the rear garden, power and lighting.

#### Rear Garden

Borders with mature plants and shrubs, paved patio area, covered canopy along the rear of the house, paved path to the side garden, lawned area to the side aspect. Workshop to the other side of the garage.



## Directions

From the John Goodwin office in the High Street, continue up onto Old Street. Go past the church on the left hand side and through the traffic lights, then take the first left turning into Minge Lane. Take the first right hand turning into Rectory Road, continue along this road and take the second turning on the left hand side into Queens Mead. Follow the road round the bend and take the right hand turning into Upton Gardens. The property can be found on the right hand side in the cul-de-sac 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

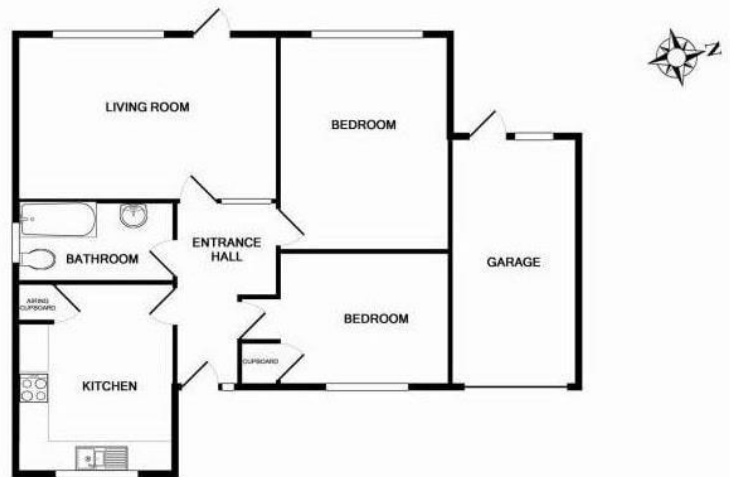
## Council Tax

COUNCIL TAX BAND "D"

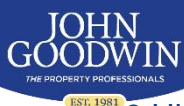
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D.



TOTAL APPROX. FLOOR AREA 919 SQ.FT. (85.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2014



**Worcester 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 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.
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.