



**RECENTLY UPDATED THROUGHOUT PROVIDING A SPACIOUS WELL PRESENTED MODERN HOME FOR THE GROWING FAMILY TO ENJOY. LOCATED AT THE END OF A CUL-DE-SAC WITHIN EASY WALKING DISTANCE TO AMENITIES AND THE PRIMARY SCHOOL. MODERN FITTED KITCHEN WITH INTEGRAL APPLIANCES AND FRENCH STYLE PATIO DOORS OUT TO THE REAR WEST FACING GARDEN, A GOOD SIZED LOUNGE WITH A FEATURE FIREPLACE, THREE WELL PROPORTIONED BEDROOMS WHICH ARE SERVICED BY THE MODERN FITTED FAMILY BATHROOM. FURTHER BENEFITS INCLUDE NEW UPVC DOUBLE GLAZING, GAS CENTRAL HEATING WITH A NEWLY FITTED WORCESTER COMBINATION BOILER, NEW FLOORING THROUGHOUT AND OFF ROAD PARKING FOR TWO CARS. NO ONWARD CHAIN. EPC C.**

## 37 Upton Gardens – Guide Price £282,500

37 Upton Gardens, Upton upon Severn, Worcestershire, WR8 0NU





# 37 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 has a good range of restaurants, pubs and cafes, shops, three supermarkets, a sub post office with banking facilities, a library, church and medical centre with pharmacy and dentist. For families with children there is Upton Primary School which follows onto the popular 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 Paddington London.

## Property Description

This spacious three bedroomed family home has recently been updated throughout to provide a new modern shaker style fitted kitchen/dining room with integral appliances and French style patio doors out onto the rear garden and a lounge with a feature fireplace. On the first floor there are two double bedrooms and a good sized well proportioned single bedroom which are all serviced by the recently re-fitted family bathroom adding to the appeal for potential purchasers.

Outside is a particular feature of this property with its good sized west facing garden with a generous patio area for entertaining with family and friends and side double gated access.

Further benefits include new flooring throughout, UPVC double glazing and gas central heating with a newly fitted Worcester combination boiler to help with those energy costs. Off road parking for two cars is an added bonus.

The accommodation in detail comprises with approximate dimensions as follows:

## Canopy Porch

UPVC part double glazed entrance door to:-

## Reception Hall

UPVC obscure glazed side panel to the front aspect, radiator, central heating thermostat, ceiling light, wooden glazed door to:

## Living Room 14.33ft (4.37m) x 14.27ft (4.35m)

Laminate wood flooring, door to the under stairs cupboard, radiator, TV point, power points, ceiling light, feature fireplace with an electric log burner effect fire, wooden glazed door to:

## Kitchen/Dining Room 17.55ft (5.35m) x 9.12ft (2.78m)

Ivory shaker style newly fitted kitchen with base and wall units and wood effect laminate wood surface over, feature large wall plate display cupboard, integral Zanussi integral oven and ceramic hob with a stainless steel extractor fan over, space and plumbing for a washing machine, power points, inset ceiling spot lights, integral fridge/freezer, UPVC double glazed window to the rear aspect, UPVC double glazed French style doors to the rear garden, radiator, ceiling light, power point, laminate wood flooring.





## First Floor

### Landing

UPVC double glazed window to the side aspect, door to the good sized airing cupboard (housing the Worcester combination boiler and plenty of storage space), ceiling light, access to insulated and part boarded roof space with aluminium fold away ladder, doors to:

### Bedroom One 11.84ft (3.61m) x 9.51ft (2.90m)

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

### Bedroom Two 11.78ft (3.59m) x 8.30ft (2.53m) plus door recess

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

### Bedroom Three 8.89ft (2.71m) x 7.84ft (2.39m)

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

### Bathroom

Newly fitted white bathroom suite comprising of a panelled bath with a mains shower and glass shower screen over, vanity wash hand basin with storage cupboards below, low level WC, chrome heated towel rail, part tiled walls and flooring, ceiling light, UPVC obscure double glazed windows x two to the rear aspect.

### Outside

#### Front Garden

Lawned area, paved path to the canopy porch, to the side aspect there is a paved driveway with parking for two cars and double wooden gates to:

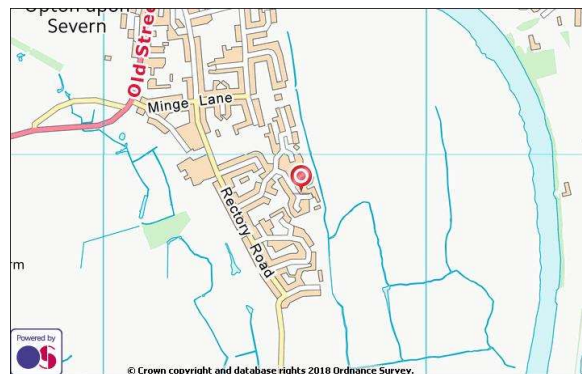
#### Rear Garden

West facing good sized family garden with a generous paved patio area, mainly laid to lawn with a border filled with plants and shrubs to the right aspect, feature brick wall and wood panel fencing surround.



## Directions

From the agent's office in Upton proceed south along Old Street. After passing the rugby ground take the next turning on the left into Minge Lane. Take the first right into Rectory Road and the second turning on the left into Queensmead, following the road around before turning right into Upton Gardens. Follow the road to the end and number 37 will be found in the left hand corner.



## 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 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 purchases/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

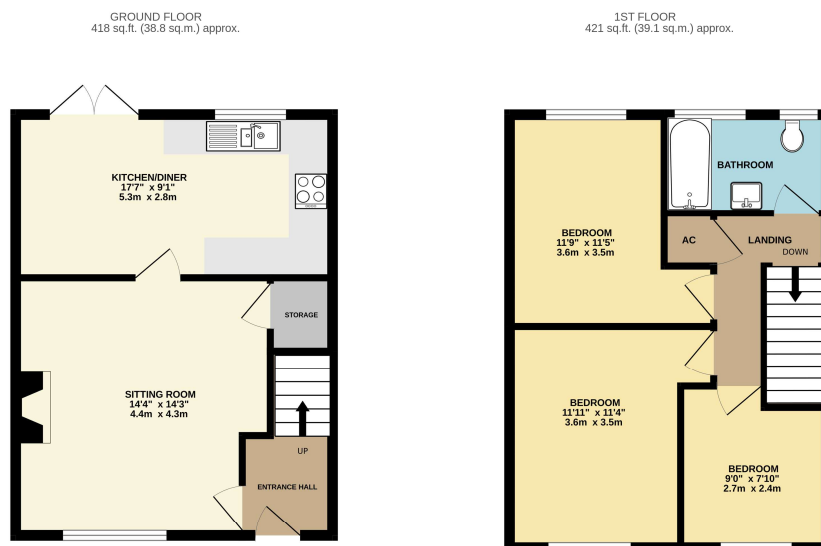
## Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

## EPC

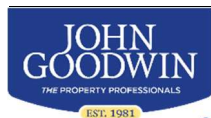
The EPC rating for this property is C.



37 UPTON GARDENS

TOTAL FLOOR AREA : 839 sq.ft. (77.9 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 purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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**Upton Office**  
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### 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.

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