

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A VERY WELL PRESENTED THREE BEDROOM MID TERRACED PROPERTY SITUATED IN A CONVENIENT LOCATION CLOSE TO THE PRIMARY SCHOOL, TOWN CENTRE AND ALL ITS AMENITIES. OFFERING A MODERN FITTED DINING/KITCHEN WITH INTEGRAL APPLIANCES AND PATIO DOORS TO THE SOUTH FACING PRIVATE GARDEN. THREE BEDROOMS AND A MODERN FITTED BATHROOM, GAS CENTRAL HEATING, UPVC DOUBLE GLAZING AND A GARAGE. NO ONWARD CHAIN. EPC D.

Gardens Walk - Guide Price £240,000

41 Gardens Walk, Upton upon Severn, Worcestershire, WR8 0JW



41 Gardens Walk

Location & Description

Upton-upon-Severn is a 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 shops, a sub post office with banking facilities, three supermarkets, a bakery, hardware/toy store, florist, several hairdressers, a library, church and medical centre 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.

Property Description

41 Gardens Walk is a well presented three bedroomed mid terrace property situated in a convenient location. Set back from the road behind a lawned foregarden with a paved pedestrian path leading to a UPVC obscure double glazed front door that opens to the accommodation which benefits from gas central heating and double glazing and parking. The accommodation in more detail comprises:

Entrance Hall

Useful recess radiator, ceiling light, stairs to first floor, part glazed wooden door to

Sitting Room 11.81ft (3.60m) x 12.79ft (3.90m) max

Feature fireplace with wood surround, wood effect laminate flooring, UPVC window to front, radiator, ceiling light, coving to ceiling. Door to

Dining Kitchen 16.27ft (4.96m) x 10.56ft (3.22m)

Fitted with a range of cream fronted base and wall units with butchers block style worktop over. Range of integrated appliances including a AEG four ring electric **HOB** with stainless steel extractor over and double **OVEN** under and **DISHWASHER**. Space and connection point for washing machine and full height fridge freezer. Sunk into the worktop under the double glazed window overlooking the rear garden is a ceramic one and a half bowl sink with mixer tap and drainer. Tiled splashbacks. A tiled floor flows throughout the kitchen area and past the breakfast bar to the dining area with a wall mounted vertical radiator and understairs recess. Double glazed French style double doors overlook and open to the garden. Two ceiling light points.

FIRST FLOOR

Landing

Ceiling light point, heating control panel, access to loft space and doors to

Bedroom 1 12.04ft (3.67m) max x 9.87ft (3.01m)

UPVC window to front aspect, radiator and ceiling light.





Bedroom 2 9.87ft (3.01m) x 9.58ft (2.92m)

A further double bedroom with UPVC window to rear aspect, radiator, ceiling light.

Bedroom 3 7.87ft (2.40m) max x 6.23ft (1.90m) max

UPVC window to front aspect, radiator, ceiling light. Wood effect laminate flooring, overstairs storage cupboard housing the wall mounted boiler.

Bathroom

Fitted with a modern white low level WC, pedestal wash basin with mixer tap, panelled bath with mixer tap and rainfall style thermostatically controlled shower over with additional hand held unit. Tiled walls, opaque glazed window to rear. Wall mounted chrome heated towel rail. Ceiling light point.

Garden

A decked L shaped area extends away from the rear of the house and offers a wonderful seating area and leads to the lawned area. The garden is enclosed by a walled and fenced perimeter and benefits from an outside light point and water tap. The garden has gated pedestrian access to rear aspect. A pedestrian door gives access to:

Brick Built Single Garage

Up and over door gives access to the rear shared road. Pedestrian door to garden, glazed window to the rear.



Directions

From the Agent's Upton office proceed towards the river, turn right into Dunns Lane, take the next right turn into Severn Drive and then left into Gardens Walk. The property will be found a short way along 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

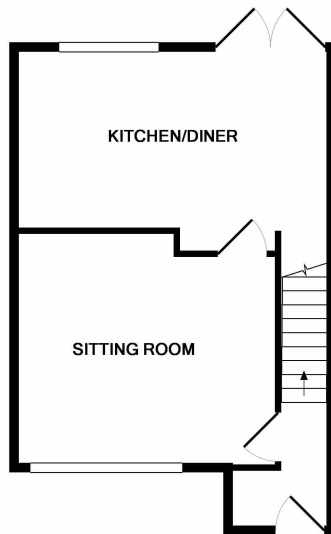
Council Tax

COUNCIL TAX BAND "B"

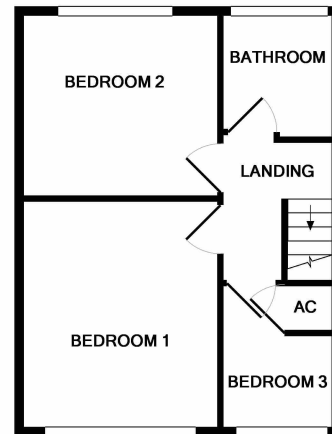
This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is D (63).



GROUND FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 350 SQ.FT.
(32.5 SQ.M.)

41 GARDENS WALK
TOTAL APPROX. FLOOR AREA 717 SQ.FT. (66.6 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
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Upton Office
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9 High Street, WR8 0HJ

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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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