

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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A Rarely Available Two Bedroom Ground Floor Flat With Gated Parking And A Shared Garden. Within Walking Distance To All Amenities. The Property Has Been Well Maintained Over The Years And Offers A Fitted Kitchen/Breakfast Room With Plenty Of Cupboards, An Integral Bosch Double Oven, Spaces For Electrical Appliances And Room For A Dining Table. The Addition Of The Conservatory Offers A Second Reception Room To Enjoy The Morning And Afternoon Sun. The Sitting Room Has A Feature Fireplace. Both The Bedrooms Are Serviced By The Wet Room. Further Benefits Include Upvc Double Glazing, The Current Owner Rents The Garage. No Onward Chain. Epc F.

The Graftons – Offers In The Region Of £160,000

12, The Graftons, Upton Upon Severn, Worcestershire, WR8 0NF



12 The Graftons

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, Boots the chemists, a bakery, supermarkets, newsagents/sub post office, hairdressers, hardware store, cafes and restaurants to name but a few. There is a Doctors surgery with pharmacy and dentist and a library.

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 well maintained two bedroom flat offers parking, a garage (currently rented at £11 per week) and an enclosed mature private garden. The spacious accommodation on offer provides a fitted kitchen/breakfast room with plenty of storage cupboards and a waist high Bosch double oven with spaces for electrical appliances and a dining table. The sitting room is a pleasant room with a electric coal effect feature fireplace. Bedroom one is a great size, whilst bedroom two is fitted with a wardrobe/storage cupboards and both are serviced by the wet room.

Further benefits include UPVC double glazing and a good sized conservatory to take in the morning and afternoon sun. There is an enclosed gated shared garden with the flat above, which is the first half with a greenhouse and shed. The property can be accessed from the gated driveway or from the front communal entrance.

Communal Entrance

UPVC double glazed door to the front aspect, door to the garage, wooden glazed door to the rear aspect to the parking area, door to:

Entrance Hallway

Wooden glazed door to the communal hallway, ceiling light, power points, electric storage heater, coat hooks, doors to two good sized storage cupboards with shelving, doors to:

Sitting Room

UPVC double glazed window to the front aspect, electric storage heater x two, power points, ceiling light, feature brick fireplace with a wooden mantle and electric coal effect fire, TV point.

Kitchen/Breakfast Room

UPVC double glazed windows x two to the rear aspect, fitted with a good range of wooden wall and base units with work surface over, stainless steel sink and drainer with a stainless steel mixer tap over, space and plumbing for a washing machine, space for a fridge or freezer under work top, space for a fridge/freezer, waist high Bosch double oven, Indesit ceramic hob, wine rack, part tiled walls, tiled flooring, power points, ceiling lights x three, space for a dining table and chairs, wooden glazed door to:





Conservatory

Dwarf brick walls with UPVC double glazed windows to the rear and side aspects, UPVC double glazed French style doors to the side aspect, electric storage heater, power points.

Bedroom One

UPVC double glazed window to the front aspect, electric storage heater, ceiling light, power points.

Bedroom Two

UPVC double glazed window to the side aspect, electric storage heater, power points, ceiling light, built in wardrobe/storage cupboards.

Wet Room

UPVC obscure double glazed window to the rear aspect, white suite comprising of a low level WC and wash hand basin with a shelf and mirror over, wall hung cabinet, electric heater, ceiling light, Mira shower with shower curtain surrounding, Altro safety flooring, fully tiled walls.

Outside

Rear Communal Drive And Garden

Gated access into the communal driveway which leads to the rented garage (currently £11 per week). The rear enclosed communal garden is accessed through a wooden gate and is shared with the flat above. There is a greenhouse and a good variety of plants and shrub borders with a lawned area. The garden is surrounded by a low brick wall and wooden fencing.

Agents Notes

The property is Leasehold. The current remaining term on the lease is 85 years.

We have been informed by the vendor that the lease could be extended for approximately £3000 up to 999 years, exact cost may vary. This approximate cost has been taken into consideration with the advertised marketed value.

Directions

From the John Goodwin office on the High Street, go out onto Old Street and up past the church on the left hand side. Take the first left hand turning into Minge Lane, then the first turning on the right hand side into Rectory Road. Continue along this road and take the third turning on the left hand side into The Graftons where the property can be found by our for sale board on the left hand side.



Services

We have been advised that mains electric 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 verification) that the property is Leasehold.

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

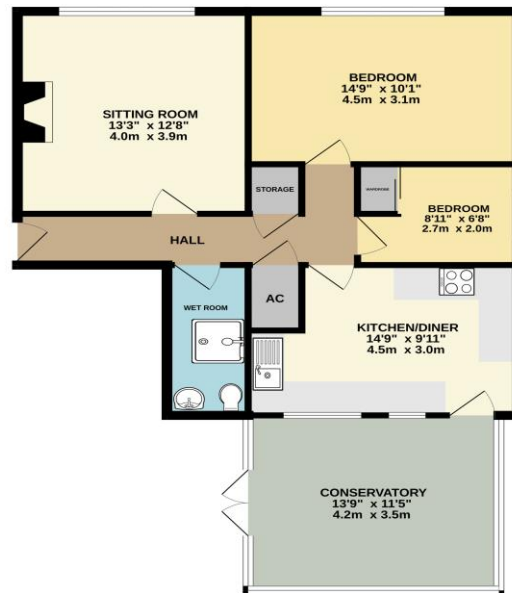
COUNCIL TAX BAND "B"

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 F.

GROUND FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA - 800 sq.ft. (74.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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 architect, surveyor and/or agent should not be held liable for any error or omission. Made with Metropix 05024

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.



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