

**JOHN
GOODWIN**

THE PROPERTY PROFESSIONALS

EST. 1981



THIS BEAUTIFULLY PRESENTED AND WELL MAINTAINED THREE BEDROOM CHARACTER FAMILY HOME OFFERS A PRIVATE LANDSCAPED 160FT SUNNY GARDEN. SITUATED WITHIN WALKING DISTANCE TO ALL AMENITIES. EXTENDED TO PROVIDE SPACIOUS ACCOMMODATION THROUGHOUT. FEATURE FIREPLACES IN THE LOUNGE, DINING ROOM, BEDROOM ONE AND TWO. A MODERN FITTED KITCHEN/BREAKFAST ROOM AND A MODERN FITTED SPACIOUS BATHROOM WITH A ROLL TOP BATH AND A SEPARATE SHOWER. FURTHER BENEFITS INCLUDE ORIGINAL WOODEN DOORS AND FLOORING, A CLOAKROOM, UPVC DOUBLE GLAZING, GAS CENTRAL HEATING AND OFF ROAD PARKING FOR SEVERAL CARS. EPC D.

Ferndale – Guide Price - £425,000

37, Rectory Road, Upton Upon Severn, Worcestershire, WR8 0NE

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Ferndale - 37 Rectory Road

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, cafés pubs and restaurants alongside a newsagents/post office, Boots the chemist, a library and rugby club to name but a few. There is also a 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. Open countryside adds to the appeal.

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 beautifully presented three bedroom family home oozes character and charm throughout. To the front of the property is a cosy sitting room with a feature brick fireplace with a multi fuel burner and bay window. The dining room also benefits from a feature open fireplace with a brick surround and flows nicely through to the modern fitted kitchen with integral appliances, further spaces for electrical appliances and a cloakroom beyond. On the first floor there are two spacious double bedrooms with feature Victorian cast iron fireplaces. The generous sized modern fitted family bathroom with a roll top bath and a separate shower adds to the appeal. A further staircase takes you up to the third bedroom with a vaulted ceiling, feature brick wall and exposed beams.

Outside is a wonderful private larger than average cottage garden with an abundance of mature plants, shrubs and small trees. The lawned area sweeps down to the rear where a hardstanding can be found making it ideally suited for people with a caravan/motor home. The garden offers two sheds with power and lighting and a coal/wood storage. A paved patio area with a feature pond and a large decked seating area with a pergola over for entertaining with family and friends is the perfect place to enjoy this beautiful garden. The garden offers plenty of room for a vegetable garden for the keen gardener if one should wish to live "the good life".

Further benefits include a feature stable door, original wooden doors and wood flooring, UPVC double glazing and gas central heating.

Entrance Hallway

UPVC obscure double double glazed door to the front aspect, clear double glazed panel above the door, radiator, ceiling light, smoke alarm, power points, wood flooring, coat hooks, stairs to the first floor, door to the dining room, door to:

Sitting Room

UPVC double glazed bay window to the front aspect, radiator, ceiling light, TV point, power points, wood flooring, feature fireplace with a multi fuel burner set in a full height brick surround with a tiled hearth.





Dining Room

UPVC double glazed window to the side aspect, wood flooring, ceiling light, radiator, power points, feature open fireplace with a full height brick surround with a tiled hearth, TV point, door to the under stairs storage cupboard (housing coat hooks, shelving and the Indesit gas combination boiler), door and opening to:

Kitchen/Breakfast Room

UPVC double glazed door and window to the side aspect, fitted with modern wall and base cupboards with a wood work surface over and part tiled splash backs, power points, integral oven with a ceramic hob and stainless steel extractor fan over, tiled flooring, inset ceiling spot lights, radiator, door and steps down to the lower kitchen area with matching wall and base units and work surface over, a feature Belfast sink with a stainless steel mixer tap over, space and plumbing for a washing machine and tumble dryer, space for a fridge/freezer, part tiled splash backs, power points, tiled flooring, radiator, ceiling light, UPVC double glazed window to the side aspect, wooden single glazed window to the rear aspect, feature wooden stable door to the garden, door to:

Cloakroom

Wooden single glazed window to the rear aspect, ceiling light, radiator, tiled flooring, white suite comprising of a low level WC and wash hand basin with tiled splash backs.

First Floor

Landing

UPVC double glazed window to the side aspect, smoke alarm, power points, radiator, wall lights x four, door to stairs to bedroom three, doors to:

Master Bedroom

UPVC double glazed windows x two to the front aspect, power points, wood flooring, radiator, ceiling light, feature Victorian cast iron fireplace with a tiled hearth.

Bedroom Two

UPVC double glazed window to the rear aspect, radiator, ceiling light, power points, feature Victorian cast iron fireplace with a tiled hearth.

Family Bathroom

UPVC obscure double glazed windows x two to the rear aspect, fitted with a white three piece suite comprising of a roll top bath with a stainless steel mixer tap over, a low level WC and wash hand basin with part tiled splash backs, shower cubicle with a mains shower, fully tiled and glass door, ceiling light x two, radiator, door to the airing cupboard (housing wooden slatted shelving and power points), tiled flooring.

Second Floor

Bedroom Three

UPVC double glazed window to the side aspect, vaulted ceiling with feature beams and brick wall, wood laminate flooring, power points, ceiling light, radiator, storage cupboards into the eaves.

Outside

Front Garden

Low iron fence to the front aspect, paved path to the front entrance, gravel areas with off road parking, double wooden gate to:

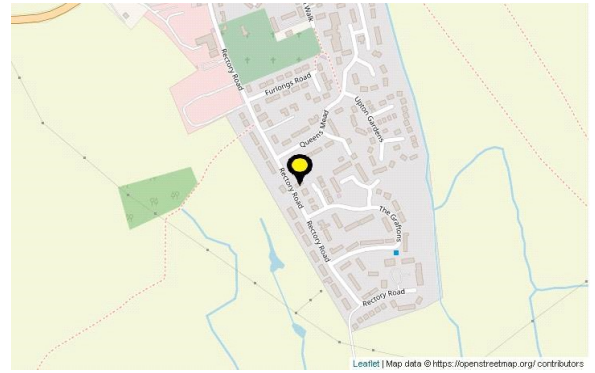
Rear Garden

Approximately 160ft long, private and sunny mature garden filled with an abundance of plants, shrubs and small trees, feature pond, paved patio area, water tap, large pergola decked seating area with outside electric lighting, wooden shed with power and lighting, brick built coal/wood store, lawned area, wooden shed to the rear aspect with power and lighting and a hardstanding area for a caravan or motor home, wood fence panels surround.



Directions

From our John Goodwin office in the High Street continue up onto Old Street and past the church on the left hand side. Take the next turning on the left hand side after the traffic lights into Minge Lane, then take the first turning right into Rectory Road, where the property can be found on the left hand side.



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 "C"

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.



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.

