

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS SPACIOUS AND WELL PRESENTED TWO DOUBLE BEDROOM SEMI DETACHED FAMILY HOME IS SITUATED ON A GOOD SIZED CORNER PLOT WITH THE POTENTIAL TO UPDATE AND EXTEND SUBJECT TO PLANNING ETC. LIGHT AND AIRY ACCOMMODATION THROUGHOUT WITH A MODERN FITTED KITCHEN, SPACES FOR ELECTRICAL APPLIANCES AND A DOOR TO THE GARDEN, A SEPARATE DINING ROOM, A DUAL ASPECT LOUNGE WITH A FEATURE FIREPLACE, A MODERN FITTED SHOWER ROOM, A GOOD SIZED FRONT GARDEN AND A LOW MAINTENANCE SOUTH FACING REAR GARDEN WITH GARDEN SHEDS GATED ACCESS TO THE DRIVEWAY AND OFF ROAD PARKING FOR SEVERAL CARS. NO ONWARD CHAIN. EPC D.**

## 34 Minge Lane – Guide Price £270,000

34 Minge Lane, Upton Upon Severn, Worcestershire, WR8 0LS





# 34 Minge Lane

## 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 supermarkets, shops, restaurants, pubs and cafes. There is a library, rugby club and 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 well presented and updated two double bedroom family home is located within walking distance to all amenities and the primary school for families with children. The property offers spacious and bright accommodation throughout with a lounge and feature fireplace, a modern fitted ivory gloss kitchen with spaces for electrical and a separate dining room. On the first floor there are two double bedrooms which are both serviced by the good sized modern fitted family shower room adding to the appeal for potential purchasers.

Outside the larger than average front garden is mainly laid to lawn with borders, plants and shrubs and a feature pond and is enclosed by low panel fencing. To the side aspect is the driveway and off road parking for several cars. The rear garden is currently low maintenance which is paved with borders, plants and shrubs, three garden sheds and side gated access.

Further benefits include a cloakroom, UPVC double glazing, gas central heating with a combination Worcester boiler, an under stairs storage cupboard and potential to update or extend subject to planning etc for those that are looking to put their own stamp on the property.

## Entrance Porch

UPVC double glazed door to the side aspect, UPVC double glazed windows to the front and side aspect, wall light, tiled flooring, UPVC door to the front aspect to:

## Entrance Hall

Stairs to the first floor, storage and cupboard under the stairs, ceiling light, radiator, central heating control gauge, door to the dining room and lounge, door to:

## Cloakroom

UPVC obscure double glazed window to the front aspect, fitted with a white suite comprising of a low level WC and wash hand basin, radiator, vinyl flooring, ceiling light.







### **Lounge**

UPVC double glazed windows to the front and rear aspects, radiator, power points, TV point, ceiling light, feature fireplace with space for a electric fire, built in wall cupboard with shelving above.

### **Dining Room**

UPVC double glazed windows x three to the side aspects, ceiling light, radiator, power points, door to:

### **Kitchen**

UPVC double glazed door to the side aspect to the rear garden, UPVC double glazed window to the side aspect, fitted with modern ivory gloss wall and base units and work surface over, stainless steel sink and drainer with a mixer tap over, free standing electric oven and hob, space for an upright fridge/freezer, space for a tumble dryer, space and plumbing for a washing machine, wall hung Worcester combination boiler.

### **First Floor**

#### **Landing**

UPVC double glazed window to the front aspect, ceiling light, loft access, doors to:

#### **Bedroom One**

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light, built in double wardrobe with a storage cupboard over, built in base cupboard.

#### **Bedroom Two**

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

### **Family Shower Room**

UPVC obscure double glazed window to the front aspect, fitted with a white suite comprising of a low level WC and wash hand basin with a vanity storage cupboard under and part tiled splash backs, a mirror with light and shaver point over, double shower cubicle with a mains shower and glass sliding doors, radiator, ceiling light, door to the airing cupboard (housing wooden slatted shelving), vinyl flooring.

### **Outside**

#### **Front Garden**

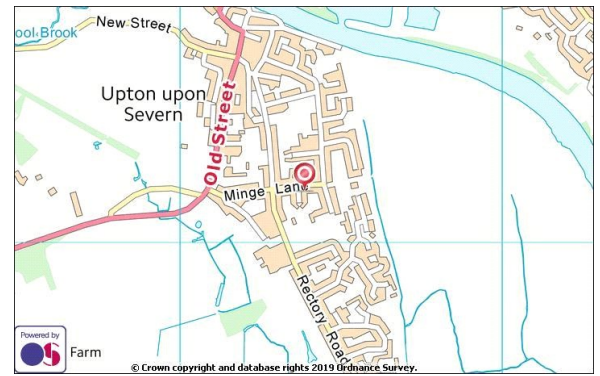
Low fencing to the front and side aspects, wooden gate and a path to the front entrance porch, security lighting, mainly laid to lawn with borders and a variety of plants and shrubs, feature small pond, gate to the tarmac driveway at the side aspect with parking for three cars and gated access to:

#### **Rear Garden**

South facing low maintenance rear garden which is paved with borders, plants and shrubs, garden sheds x three, water tap, security lighting, wood panel fencing surrounds.

## 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. Take the next turning on the left hand side into Minge Lane and follow this road right up to the top and the property can be found on the bend on the right hand.



## 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 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

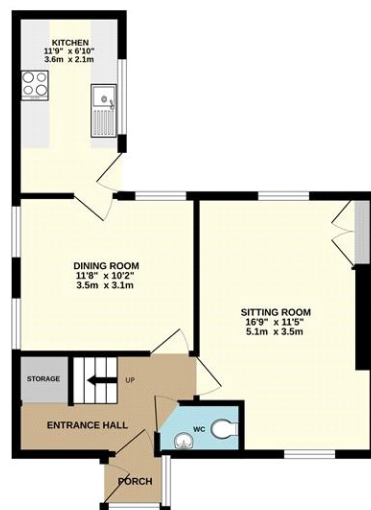
COUNCIL TAX BAND "B"

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

## EPC

The EPC rating for this property is D.

GROUND FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 855 sq.ft. (79.5 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 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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### 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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