

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED THREE BEDROOM SEMI DETACHED PROPERTY IS LOCATED IN A HEART OF TOWN POSITION IN UPTON UPON SEVERN WITH PARKING. THE PROPERTY OFFERS A MODERN FITTED KITCHEN/DINER WITH INTEGRAL APPLIANCES AND PATIO DOORS TO THE LOW MAINTENANCE COURTYARD GARDEN AND AN ARCHWAY TO THE LOUNGE. THREE GOOD SIZED BEDROOMS AND A MODERN FITTED SHOWER ROOM. FURTHER BENEFITS ARE DOUBLE GLAZING, A CLOAKROOM, GAS CENTRAL HEATING. NO ONWARD CHAIN. EPC C.

12 Severn Drive – Offers In The Region Of £269,950

12 Severn Drive, Upton Upon Severn, Worcestershire, WR8 0JL



12 Severn Drive

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, cafes, pubs and restaurants alongside a library, a Doctors surgery with pharmacy and dentist and a rugby club. For families with children there is Upton Primary School which leads onto 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 Paddington for the commuter.

Property Description

This well presented family home is situated in the heart of town in this picturesque riverside town. The property offers a driveway with one parking space and a low maintenance paved patio courtyard garden. There is a good sized modern fitted kitchen/diner with integral appliances with patio doors to the rear garden and a archway through to the lounge, giving a modern open plan feeling. There are three good sized bedrooms two of which have built in wardrobes and are serviced by the modern fitted shower room. Further benefits include a cloakroom, outside storage cupboard, double glazing and gas central heating.

Entrance Hallway

Wooden glazed door to the front aspect, coat hooks, inset ceiling spot lights, vinyl flooring, radiator, power points, ceiling light, smoke alarm, door to the under stairs storage cupboard, stairs to the first floor, doors to the lounge and kitchen, door to:

Cloakroom

Wood obscure double glazed window to the front aspect, fitted with a white suite comprising of a low level WC and wash hand basin with splash backs over, radiator, inset ceiling spot lights, vinyl flooring.

Kitchen/Dining Room

Wooden obscure double glazed window to the side aspect, wooden double glazed doors to the rear courtyard garden, fitted with a matching range of cream wall and base units with work surface over and tiled splash backs, stainless steel sink and drainer with a mixer tap over, power points, integral stainless steel Neff double oven with a gas hob over, integral Hotpoint washing machine, space for a fridge/freezer and tumble dryer, inset ceiling spot lights, ceiling light, radiator, vinyl flooring, space for a dining table, opening to:

Lounge

Wooden double glazed window to the front aspect, radiator, ceiling light, power points, TV point, built in shelving and storage cupboards either side of the opening.





First Floor

Landing

Wooden obscure double glazed window to the side aspect, radiator, ceiling light, power points, smoke alarm, doors to:

Master Bedroom

Wooden double glazed window to the front aspect, ceiling light, power points, radiator, built in double wardrobe with a hanging rail and shelf for overhead storage.

Bedroom Two

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

Bedroom Three

Wooden double glazed window to the front aspect, radiator, power points, ceiling light, built in single storage cupboard housing the Worcester combination gas boiler with wooden shelving over, built in single wardrobe with a hanging rail and shelf for overhead storage.

Shower Room

Wooden obscure double glazed window to the rear aspect, fitted with a white suite comprising of a low level WC and wash hand basin with a mirror over, part tiled walls, vinyl flooring, shower cubicle with a mains shower and glass sliding door, inset ceiling spot lights, radiator.



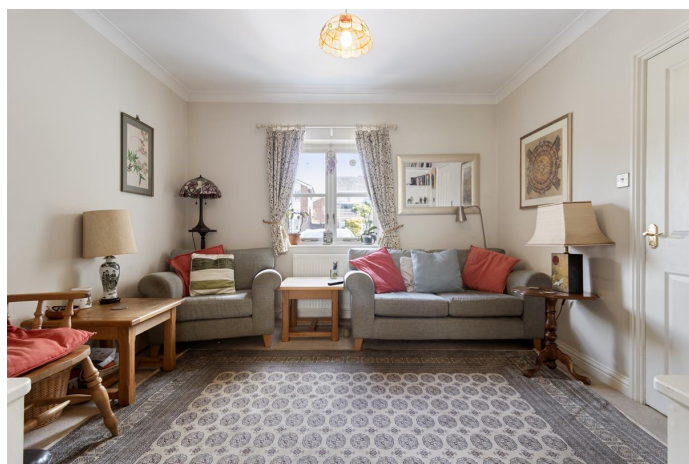
Outside

Front Garden

Brick paved driveway with parking for one car, border with rose bushes and a small tree, bin storage area, door to the storage cupboard, water tap, canopy porch, brick wall and wood panel fencing to the side aspects.

Courtyard Garden

Low maintenance fully paved courtyard with wood panel fencing and brick wall surrounding, wooden gated access to the rear onto a paved path which leads onto London Lane and town centre.



Directions

From the John Goodwin Office in the High Street, take the right turning after the Anchor Pub into Dunns Lane, continue down and take the first turning on the right hand side into Severn Drive. The property can be found on the right hand side by one of our for sale boards.



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

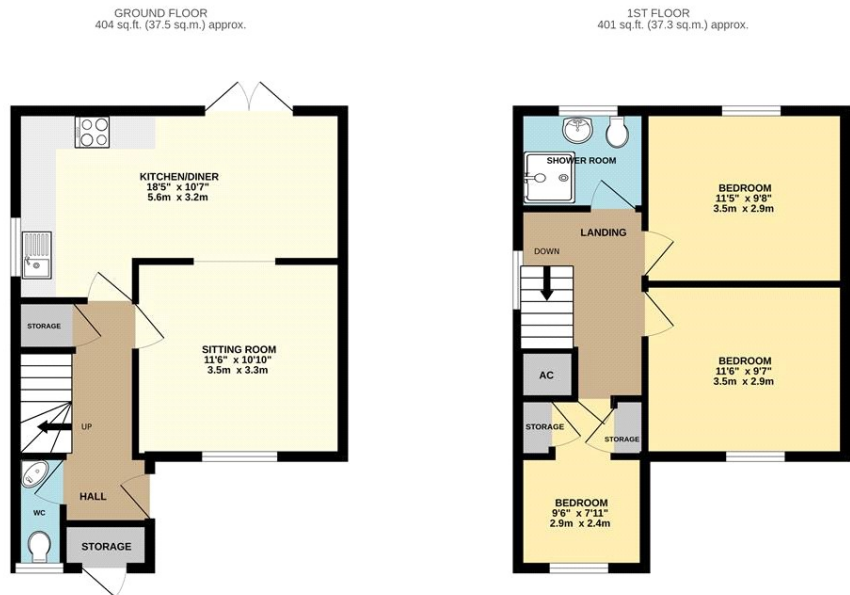
Council Tax

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 C.



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.

