

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED MODERN TWO BEDROOM DETACHED BUNGALOW IS SITUATED WITHIN CLOSE WALKING DISTANCE TO ALL AMENITIES. SPACIOUS, BRIGHT AND WELL PROPORTIONED ROOMS THROUGHOUT WITH A MODERN FITTED KITCHEN/DINER/FAMILY ROOM AND THE SEPARATE UTILITY ROOM. SPACIOUS LOUNGE WITH PATIO DOORS TO THE REAR GARDEN. THE MASTER BEDROOM OFFERS AN EN-SUITE BATHROOM WITH A SEPARATE SHOWER. THE MODERN FITTED SHOWER ROOM SERVICES THE SECOND DOUBLE BEDROOM. SUNNY PRIVATE REAR LANDSCAPED GARDEN. FURTHER BENEFITS INCLUDE PLANNING PERMISSION FOR A FURTHER TWO BEDROOMS IN THE LOFT SPACE, UPVC DOUBLE GLAZING, SOLAR PANELS, AIR SOURCE HEATING, OAK DOORS THROUGHOUT, ALARM SYSTEM, 2/3 GARAGE AND PLENTY OF OFF ROAD PARKING. NO ONWARD CHAIN. EPC C.

17 Minge Lane - Guide Price £425,000 Guide Price

17 Minge Lane, Upton Upon Severn, Worcestershire, WR8 0NN



17 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 shops, supermarkets, cafes, pubs and restaurants alongside a library, a 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 for the commuter.

Property Description

One of the highlights of the property is of course the well proportioned spacious living accommodation on offer which has been refurbished in recent years to provide the comforts of modern day living. On entering the property, the hallway leads off to the rear to the spacious lounge with patio doors to the garden. The good-sized modern fitted kitchen/diner/family room with a range style cooker and integral appliances will all add to the appeal. A useful larder/utility room is an added bonus. The modern fitted family shower room services the second double bedroom, whilst the generous sized master bedroom is serviced by the modern fitted En-suite bathroom with a separate shower all of which will be well received by prospective purchasers.

One of the main features of this property is the sunny private rear garden which is filled with an abundance of mature plants and shrubs and a paved patio area for entertaining with family and friends. Further benefits include solar panels, air source heating, UPVC double glazing and plenty of off-road parking.

Entrance Hallway

UPVC obscure double glazed door and side panel to the front aspect, inset ceiling spot lights, smoke alarm, power points, radiator, solid wood flooring, loft access (boarded with a pull down ladder and lighting), alarm system control gauge, doors to:

Kitchen/Dining/Family Room

UPVC double glazed window and door with side panel to the rear aspect, UPVC obscure small high raised window to the side aspect, wooden double glazed Velux window to the side aspect, fitted with a matching range of chalk colour wall and base units with work surface over, one and a half bowl, sink and drainer with a mixer tap over, Belling range style cooker with a induction hob, glass splash back above and a stainless steel and glass extractor fan over, integral dishwasher, washing machine and fridge/freezer, power points, inset ceiling spot lights, ceiling light, TV point, part ceramic tiled flooring and part solid wood flooring, radiator, inset choir mat, door to:





Utility Room

UPVC obscure double glazed window to the rear aspect, plenty of wooden storage shelving, coat hooks, ceramic tiled flooring, inset ceiling spot lights, space for a tumble dryer and fridge/freezer, heating control system, power points.

Lounge

UPVC sliding patio doors to the rear garden, power points, inset ceiling spot lights, radiators x two, TV point.

Master Bedroom

UPVC double glazed bay window to the front aspect, power points, radiator, ceiling light, door to:

En-Suite Shower Room

UPVC obscure double glazed window to the side aspect, fitted with a white three piece suite comprising of a panelled bath, a low level WC and a wash hand basin with vanity storage cupboards below and a mirrored storage cabinet over, part tiled splash backs, inset ceiling spot lights, ceramic tiled flooring, chrome heated towel rail, feature mains shower cubicle, fully tiled with a rain head and hand held shower attachment, curved door and glass shelving, extractor fan.

Bedroom Two

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



Shower Room

Fitted with a white suite comprising of a white low level WC and wash hand basin with vanity storage cupboards under, part tiled splash backs, inset ceiling spot lights, corner shower with mains rain head and hand held shower attachment and glass sliding door, ceramic tiled flooring, heated towel rail, feature opening and shelf.



Outside

Front Garden

The front garden is mainly laid with gravel and is bordered by plants and shrubs, low brick wall to the front aspect, small tree, parking for two cars, electric up and over door to the garage space (2/3 space), iron gate to:

Rear Garden

This pretty sunny garden offers a good degree of privacy and is filled with an abundance of plants and shrubs, views to the church steeple, a paved patio area for entertaining, a feature iron arched path way, enclosed by wood panel fencing and a feature brick wall, air source heating tank to the side aspect, side gated access to the front aspect.



Directions

From the John Goodwin office in the High Street continue out onto Old Street. Go past the church on the left hand side and through the traffic lights. Take the first left hand turning into Minge Lane where the property can be found on the left 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 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

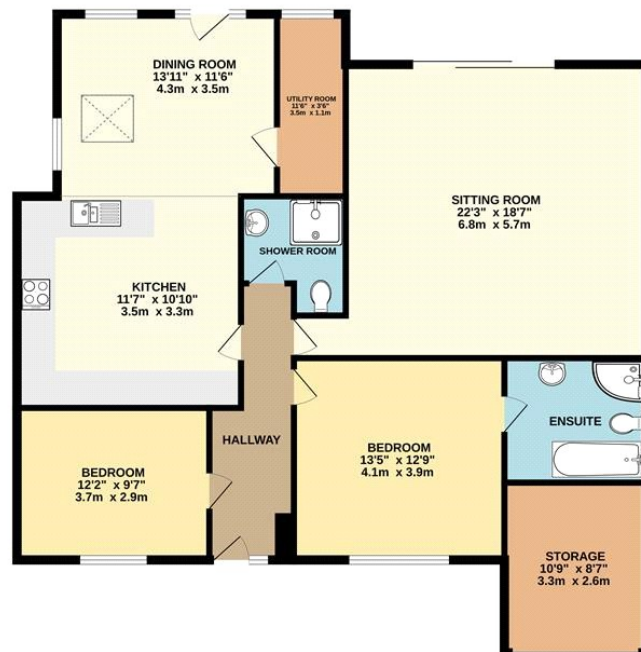
COUNCIL TAX BAND "D"

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.

GROUND FLOOR
1335 sq.ft. (124.0 sq.m.) approx.



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.

