

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



THIS WELL PRESENTED MODERN THREE BEDROOM SEMI DETACHED FAMILY HOME IS SITUATED IN A CUL-DE-SAC LOCATION WITHIN WALKING DISTANCE TO ALL AMENITIES. THE PROPERTY OFFERS A GOOD SIZED LOUNGE WITH A FEATURE FIREPLACE, A MODERN FITTED KITCHEN/DINER WITH SPACES FOR ELECTRIC APPLIANCES. A LOVELY CONSERVATORY OVERLOOKING THE WEST FACING PRIVATE GARDEN WITH A PATIO AREA, GARDEN SHED, BORDERS WITH PLANTS AND SHRUBS. ON THE FIRST FLOOR BEDROOMS 1 & 2 BOTH HAVE TRIPLE MIRRORED FITTED WARDROBES AND TV POINTS ARE ALL THREE BEDROOMS ARE SERVICED BY THE MODERN FITTED SHOWER ROOM. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, GAS CENTRAL HEATING, A CARPORT AND OFF ROAD PARKING FOR TWO/THREE CARS. EPC C.

9 Upton Gardens - Guide Price £290,000

9, Upton Gardens, Upton Upon Severn, Worcestershire, WR8 0NU

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9 Upton Gardens

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, cafe's pubs and restaurants alongside a rugby club, a library 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

A lovely well presented modern family home situated in a cul-de-sac. The property offers spacious accommodation throughout to include a lounge with a feature fireplace, a modern fitted kitchen/diner with spaces for electrical appliances. There is a lovely conservatory to the rear overlooking the private westerly facing landscaped garden. The garden is laid to lawn with pretty borders filled with plants and shrubs. There is a garden shed, side gated access and a paved patio area for dining "Al Fresco" and watching the evening sunset whilst entertaining with family and friends.

On the first floor bedrooms 1 & 2 both have built in triple mirrored wardrobes and TV points and all three bedrooms are serviced by the spacious shower room adding to the appeal.

Further benefits include UPVC double glazing, gas central heating, a car port and off road parking for two/three cars.

Entrance Hallway

UPVC obscure double glazed door to the front aspect, radiator, coat hooks, ceiling light, heating control gauge, power points, tiled flooring, stairs to the first floor, door to:

Lounge

UPVC double glazed window to the front aspect, ceiling light, radiator, TV point, power points, laminate wood flooring, door to the under stairs storage cupboard, feature fireplace, door to:

Kitchen/Dining Room

UPVC double glazed window to the rear aspect, fitted with a matching range of white gloss wall and base units with work surface over, stainless steel sink and drainer with a mixer tap over, part tiled splash backs, space for an electric/gas cooker with a extractor fan over, space and plumbing for a dishwasher/washing machine, space for an upright fridge/freezer, wood laminate flooring throughout, radiators x two, ceiling lights x two, power points, door to:





Conservatory

Part brick, part UPVC double glazed windows to the side aspects, UPVC double glazed double doors to the rear aspect, power points, wall lights x two, tiled flooring.

First Floor

Landing

UPVC double glazed window to the side aspect, ceiling light, power points, door to the Airing cupboard (housing the Vaillant gas combination boiler and wood shelving), access to the loft (housing a pull down ladder, part boarded), Karndean flooring, doors to:

Master Bedroom

UPVC double glazed window to the front aspect, radiator, ceiling light, power points, TV point, built in mirrored triple sliding wardrobes.

Bedroom Two

UPVC double glazed window to the rear aspect, radiator, ceiling light, power points, TV point, built in mirrored triple sliding wardrobes.

Bedroom Three

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

Shower Room

UPVC obscure double glazed windows x two to the rear aspect, fitted with a white suite comprising of a low level WC and wash hand basin with a mixer tap over, shower cubicle with a mains shower and glass shower screen, part tiled walls, vinyl flooring, ceiling lights x two, extractor fan, chrome heated towel rail.

Outside

Front Garden

Lawned area, paved parking area for two/three cars, car port (with two double power points), canopy porch, wooden side gate to:

Rear Garden

Paved patio area, lawned area surrounded by borders, plants and shrubs, paved path to the garden shed (with power), wooden fence panels surround.

Directions

From the John Goodwin office in the High Street proceed south onto Old Street. After passing the rugby ground and the church take the next turning on the left into Minge Lane. Take the first right into Rectory Road and then the second turning on the left hand side into Queensmead, following the road around before turning right into Upton Gardens. Take the next left hand turning into the cul-de-sac 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

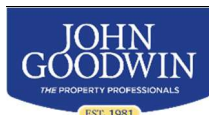
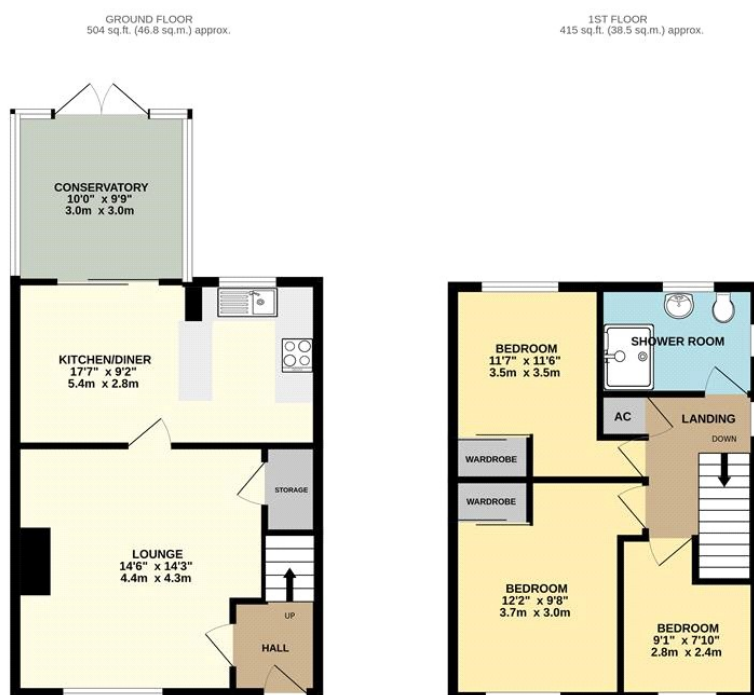
Council Tax

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 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.

