



**CHARMING GRADE II LISTED TWO-BEDROOM COTTAGE MOST CONVENIENTLY LOCATED IN THE HEART OF UPTON UPON SEVERN ARRANGED OVER THREE FLOORS WITH EXPOSED TIMBERS AND WITHIN WALKING DISTANCE OF THE TOWN CENTRE.**

**EPC - D**

## 11 Court Street – Guide Price £205,000

Upton upon Severn, Worcestershire, WR8 0JS

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# 11 Court Street

## 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 is 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 both Worcester and Malvern.

## Property Description

Nestled in the heart of the historic riverside town of Upton upon Severn, this delightful Grade II listed mid-terrace cottage at 11 Court Street offers a rare opportunity to own a piece of local heritage. Arranged over three thoughtfully designed floors, the property blends period charm with the convenience of town centre living. Exposed timber beams and a welcoming atmosphere define this home, making it an ideal choice for those seeking character or an investment property.

Briefly comprising Entrance Dining Room leading through to a quaint galley kitchen. The first floor has two spacious bedrooms and generous bathroom with a stair case to the second floor with a spacious living room with vaulted ceiling and further study area.

The cottage is conveniently positioned just a short stroll from the town's vibrant High Street, renowned for its independent shops, cafes, and the picturesque riverfront. Local amenities, including schools, parks, and public transport links, are all within easy reach, ensuring a lifestyle of comfort and accessibility.

Whether you're an investor, a couple, or someone looking to downsize without compromising on character, this property offers a unique living experience in one of Worcestershire's most charming towns.

The accommodation with approximate dimensions is as follows:

### Dining Room 4.83m (15ft 7in) x 3.44m (11ft 1in)

Wooden front door with glass panels entering into the dining room. Single glass metal frame window to the front aspect. Tiled flooring, wooden character beams and radiator. Door to:

### Kitchen 2.73m (8ft 10in) x 2.42m (7ft 10in)

Character beams and tiled flooring. Two ceiling lights. two single glazed sash windows to the side aspect and radiator. Wooden worktop with base units and farmhouse ceramic sink with mixer taps. Free standing oven and space for appliances. Two detailed featured glass panels and wooden door leading into the entrance hall







### Entrance Hall

Wooden door leading into the property from the side aspect and a single glazed window. Two ceiling lights, character beams and tiled flooring. Stairs to first floor:

### Landing

Feature beams to wall and ceiling, ceiling light, radiator. Built in cupboard housing boiler. Stairs to top floor and doors to:

### Main Bedroom 5.01m (16ft 2in) x 4.23m (13ft 8in)

Spacious bedroom with character beams to ceiling and walls, front facing single glazed window, wooden flooring and radiator.

### Bedroom 2 4.00m (12ft 11in) x 3.30m (10ft 8in)

Feature beams to wall and ceiling, single glazed window, radiator, open fireplace, wooden flooring.

### Bathroom

Spacious bathroom with single glazed window to rear aspect. Two ceiling lights and radiator. Tiled walls and feature beams to wall and ceiling. Suite comprising of low level WC with a step up to the bath with shower above and sink.

### Lounge 5.94m (19ft 2in) x 5.32m (17ft 2in)

Bright and spacious lounge with beams to the ceiling, access to the loft, single glazed rear facing window and two velux windows to front aspect. Brick surround feature fire place and radiator. and a step down into:

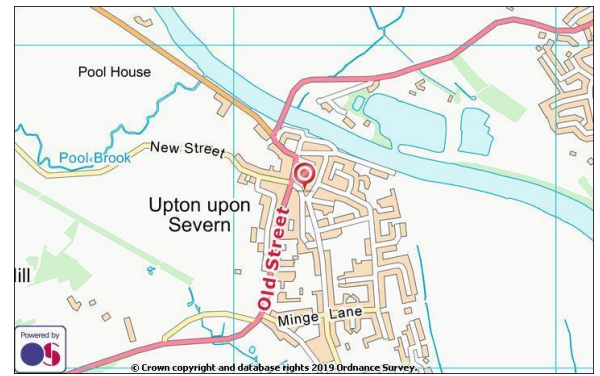
### Study 3.54m (11ft 5in) x 1.91m (6ft 2in)

Character wooden beams, double glazed window to side aspect and two built in storage cupboards.



## Directions

From John Goodwin's Upton office turn left onto the High Street and then take the first left on to Court Street. The property can be found on your left hand side.



## Services

We have been advised that mains electricity and drainage 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 "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 (65).



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 leasees and do not constitute, nor constitute part of, an offer or contract.
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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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