



A WELL PRESENTED THREE BEDROOM SEMI DETACHED CHARACTER COTTAGE SITUATED ON A LANE IN THE HEART OF TOWN. THE PROPERTY HAS A MODERN FITTED KITCHEN WITH AN INTEGRAL OVEN AND HOB, SPACE FOR A FRIDGE/FREEZER, PLUMBING AND SPACE FOR A WASHING MACHINE AND A PANTRY. THE LOUNGE/DINER OFFERS A FEATURE FIREPLACE WITH A COAL EFFECT FIRE AND DUAL ASPECT WINDOWS. THE THREE GOOD SIZED BEDROOMS ARE SERVICED BY THE MODERN FITTED FAMILY BATHROOM. FURTHER BENEFITS INCLUDE GAS CENTRAL HEATING, A BRICK PAVED COURTYARD & OFF ROAD PARKING FOR TWO CARS. EPC E.

The Old Bakehouse – Guide Price £264,500

The Old Bakehouse, Backfields Lane, Upton-Upon-Severn, Worcestershire, WR8 OJH



The Old Bakehouse

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 library, rugby club and Doctors surgery with pharmacy and dentist. For families with children there is a lovely park and a 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 three bedroom semi detached character cottage is situated on a lane in the heart of town close to all amenities. The property offers a modern fitted kitchen with integral appliances and a pantry, a lounge/diner and three good sized bedrooms which are serviced by the modern fitted family bathroom adding to the appeal for potential purchasers.

Outside offers a small courtyard garden and parking for two cars, making it an ideal lock up and leave property for those that like to go away and visit friends and family. Further benefits include UPVC double glazing and gas central heating.

Entrance Hallway

Wood effect UPVC double glazed door to the side aspect, ceiling light, smoke alarm, power point, door to the under stairs storage cupboard, coat hooks, door to the lounge, door to:

Kitchen

Wood effect UPVC double glazed window to the side aspect, fitted with a matching range of cream shaker style wall and base units with work surface over, stainless steel one and a half bowl and drainer with a stainless steel mixer tap over, integrated Belling oven and ceramic hob over, part tiled splash backs, power points, inset ceiling spot lights, radiator, space for an upright fridge/freezer, vinyl flooring, wood door to the larder cupboard, wall cupboard (housing the Worcester gas central heating boiler).

Note:

The original bakery chimney still exists behind the kitchen wall and fills the rectangle space on the floorplan. There is potential to expose the chimney and incorporate it into the kitchen should the purchaser wish to do so.





Lounge/Diner

Wood effect UPVC double glazed windows to the side and front aspect, power points, radiator, TV point, ceiling light, wall lights x two, feature gas coal effect fireplace with a wooden mantle over.

First Floor

Landing

Wood effect UPVC double glazed window to the side aspect, ceiling light, radiator, smoke alarm, doors to:

Master Bedroom

Wooden Velux window to the side aspect, ceiling light, power points, radiator, loft access (part boarded), double doors to the built in wardrobes housing the hot water tank and wooden shelving).

Bedroom Two

Wood effect UPVC double glazed window to the front aspect, wall light, radiator, power points.

Bedroom Three

Wood effect UPVC double glazed window to the front aspect, wall light, power points, radiator.

Bathroom

Fitted with a white three piece suite comprising of a panelled bath with an electric Triton electric shower and a glass shower screen over, a low level WC and a wash hand basin with a mirror over and vanity storage cupboards under, chrome heated towel rail, inset ceiling spot light, part tiled walls, vinyl flooring.

Outside

Accessed through the archway which has a wall light into the brick paved parking area for two cars. Small courtyard area with a small brick built storage shed and feature brick wall surrounding. Canopy porch and light above the front entrance door.

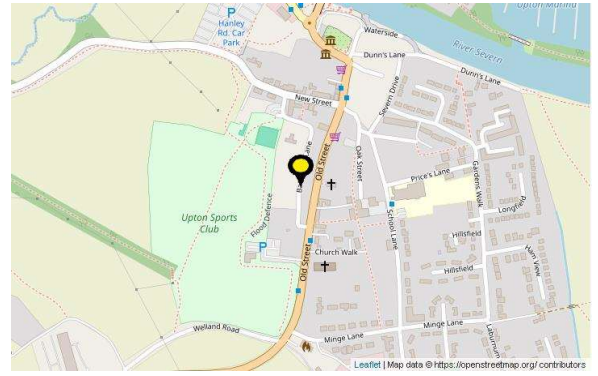
Agents Note

There is a right of way through the properties courtyard to the property behind. This passageway also gives you direct access to Old Street and onto the High Street.



Directions

From the John Goodwin office in the High Street, continue up onto Old Street. Take the first turning on the right hand side into Backfields and the property can be found on the right hand side further down the lane.



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

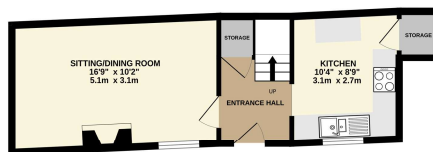
COUNCIL TAX BAND "C"

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

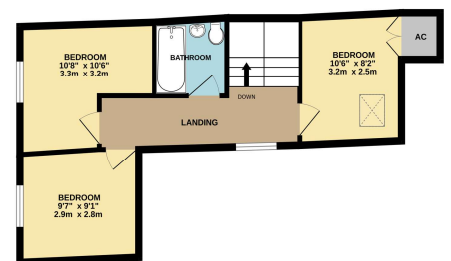
EPC

The EPC rating for this property is E.

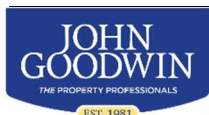
GROUND FLOOR



1ST FLOOR



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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Upton Office
01684 593125
9 High Street, WR8 0HJ

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