

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS THREE BEDROOM DETACHED BUNGALOW IS SET IN A LARGE PLOT IN A RARELY AVAILABLE CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF UPTON UPON SEVERN. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION THROUGHOUT IN NEED OF UPDATING WITH FURTHER POTENTIAL TO EXTEND SUBJECT TO PLANNING ETC. LARGE PRIVATE SOUTH/WESTERLY FACING LANDSCAPED GARDEN, DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING. NO ONWARD CHAIN. EPC E.**

## 9 Orchard Close - Guide Price £460,000

9, Orchard Close, Upton Upon Severn, Worcestershire, WR8 0QH

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# 9 Orchard Close

## 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 restaurants, cafes, public houses, shops, supermarkets, hairdressers, a book shop, hardware shop, a library, Boots the chemist to name but a few. There is a sought after Doctors surgery with pharmacy and dentist and a rugby club. For families with children there is Upton Primary School which follows onto the popular Hanley Castle High School with a bus stop at the end of the road.

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. Upton Upon Severn offers the new On Demand Bus Service which is becoming very popular especially for the older residents who no longer drive.

## Property Description

This three bedroom detached property offers the chance to put your own stamp on the property for those wishing to do so. Offering a good sized plot with the potential to extend subject to planning etc. One of the main features of this property is the private south/westerly facing landscaped garden with patio areas, a garden shed and side gated access to the garage and the driveway with plenty of off road parking.

The accommodation comprises of a Kitchen/breakfast room, a separate dining room, a dual aspect lounge with a feature fireplace and patio doors to the garden, a cloakroom, two double bedrooms and a good sized single all serviced by the modern fitted shower room. Further benefits include a Worcester oil boiler (3 years old) and mainly UPVC double glazing.

## Entrance Hallway

Obscure double glazed door and side panel to the front aspect, ceiling light, radiator, door to the dining room, door to:

## Cloakroom

Obscure double glazed window to the front aspect, low level WC and wash hand basin with part tiled splash backs, radiator, ceiling light, electric fuse box.

## Dining Room

Ceiling light, radiator, power points, door to the kitchen, door to the inner hallway, double sliding doors to:

## Lounge

UPVC double glazed curved window to the front aspect, double glazed sliding patio doors to the rear garden, ceiling light, power points, radiators x two, TV point, feature fireplace with a stone surround and a electric log burner inset.







### Kitchen/Breakfast Room

UPVC double glazed window to the front aspect, double glazed window to the side aspect, double glazed door to the side aspect, fitted with a matching range of wall and base units with a work surface over, stainless steel sink with drainers x two, part tiled splash backs, space for a electric cooker, space and plumbing for a washing machine, space for an upright fridge/freezer, TV point, power points, radiator, ceiling lights x two, door to the airing cupboard (housing wooden slatted shelving and the hot water tank), door to the boiler cupboard (housing the Worcester oil boiler which is 3 years old).

### Inner Hallway

Ceiling light, loft access, double doors to the storage cupboard (housing wooden slatted shelving), doors to:

### Master Bedroom

UPVC double glazed window to the rear aspect, radiator, power points, built in double wardrobes x two.

### Bedroom Two

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light with fan.

### Bedroom Three

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

### Shower Room

UPVC obscure double glazed window to the side aspect, fitted with a low level WC and wash hand basin, corner shower with a mains shower and curved glass shower door, fully tiled walls, ceiling light, radiator, double doors to the storage cupboard.

### Outside

#### Front Garden

Large lawned front garden with small trees and borders, plants and shrubs, side gated access to the rear garden, tarmac driveway with parking for plenty of cars leading to:

#### Garage

Up and over door to the front aspect, power and lighting.

#### Rear Garden

Side gated access to the drive and garage. South/westerly facing private landscaped garden. Paved patio area to the side aspect, paved path to the rear aspect and to a further paved patio area. Mainly laid to lawn with small trees, borders with mature plants and shrubs, garden shed, bin storage area, wooden fence panels surround.

## Directions

From our John Goodwin office in the High Street, continue over to Church Street and take the second exit at the roundabout onto the bridge and onto the A4104 towards the A38. Take the turning on the right hand side into Ryall Road, then take the third turning on the left hand side into Orchard Close where the property can be found on the right hand side by one of our for sale boards.



## Services

We have been advised that mains water and electric 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

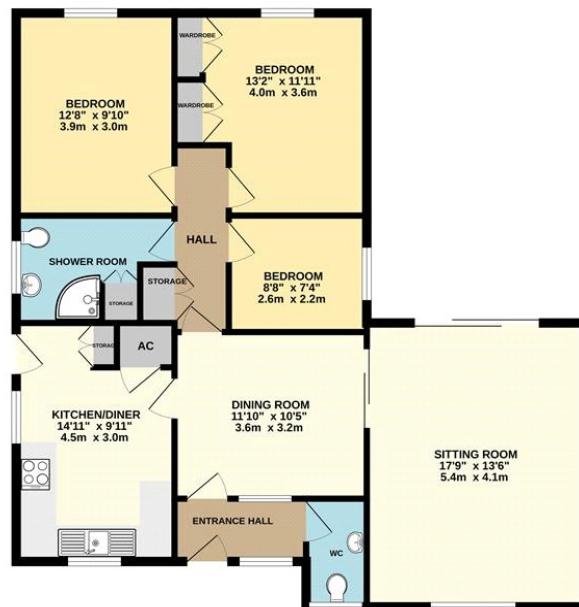
COUNCIL TAX BAND "E"

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  
1001 sq.ft. (93.0 sq.m.) approx.

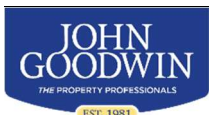


TOTAL FLOOR AREA - 1001 sq.ft. (93.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any misrepresentation or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.  
Made with MapInfo 12.0.0

### 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.



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