

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A Great Opportunity To Purchase A Modern Two Bedroom Semi Detached House In The Popular Area Of Holly Green Near The Pretty Riverside Town Of Upton Upon Severn, Solar Panels, Enclosed Rear Garden And Ample Off Road Parking. Built In 2018. Energy Rating B.

74 Furrow Close - £220,000 Guide Price

74 Furrow Close, , Upton Upon Severn Worcestershire, WR8 0RT

2 1 1



74 Furrow 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 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

74 Furrow Close is a two bed semi detached house in the popular area of Holly Green close to the pretty riverside town of Upton upon Severn. Built in 2018 and comprises of an open plan kitchen/sitting room, cloakroom, two bedrooms, bathroom, it has LPG heating and has double glazing throughout and the current owners have installed solar panels to assist with the energy efficiency of the house.

The double glazed front door with matching side panel opens to:

Entrance

An open plan ground floor where the entrance hall area leads into kitchen. Opaque double glazed entrance door with opaque glazed side panel. Doors to WC and storage cupboard. Storage cupboard housing Logic combi boiler, consumer unit, extractor, and space for washing machine and tumble dryer.

Open Plan Kitchen/Sitting Room 12.17ft (3.71m) x 17.97ft (5.48m) To the end of the Kitchen

Kitchen Area - Ceiling light, a range of base and wall units with a integrated CDA Microwave , worktop over and tiled surround. Induction hob with extractor fan over and Zanussi oven under. Integrated Fridge and Freezer. Stainless steel sink and tap over. Area for bar stalls on opposite side of worktop. Sitting Room - Carpeted area. Ceiling Lights, radiator. Built in unit to one wall with cupboards and drawers and area for TV. UPVC double glazed French doors opening on to the rear garden with windows either side.

Downstairs WC

Ceiling light, Opaque double glazed front facing window, extractor and radiator. A white suite consisting of low level WC and wash hand basin.

Landing

Ceiling light, loft access and radiator.

Bedroom One 10.96ft (3.34m) Measured to wardrobe x 7.61ft (2.32m)

Ceiling light, radiator, fitted wardrobe and two front facing double glazed window bringing in plenty of light.

Bedroom Two 13.02ft (3.97m) x 7.90ft (2.41m)

Ceiling light, radiator, rear facing double glazed window, Hive thermostat.





Bathroom

Ceiling light, side facing double glazed window, extractor fan and radiator. A white suite consisting of bath and shower over with glass shower screen, low level WC and wash hand basin. Tiled surround.

Garden

To the front of the house has a paved pathway leading to the front door with a lawned area. There is a driveway offering off road parking for two vehicles and a pedestrian side gate at the end of the driveway given access into the rear garden. The rear garden has a paved patio area, lawned area and wooden shed.

Directions

From Upton town centre proceed over the bridge, following signs towards Pershore. This will take you past Upton Marina on your right. A few hundred yards after the marina, take a right hand turn towards Ryall (Ryall Road). Take the next turning left into the housing development and Furrow Close will be found immediately on your right hand side. No 74 is located on the right hand side at the top of the road.



Services

We have been advised that mains electricity, water and drainage services are connected to the property. Heating is provided by a residents communal LPG tank situated on the development and separately metered for each 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 infer 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

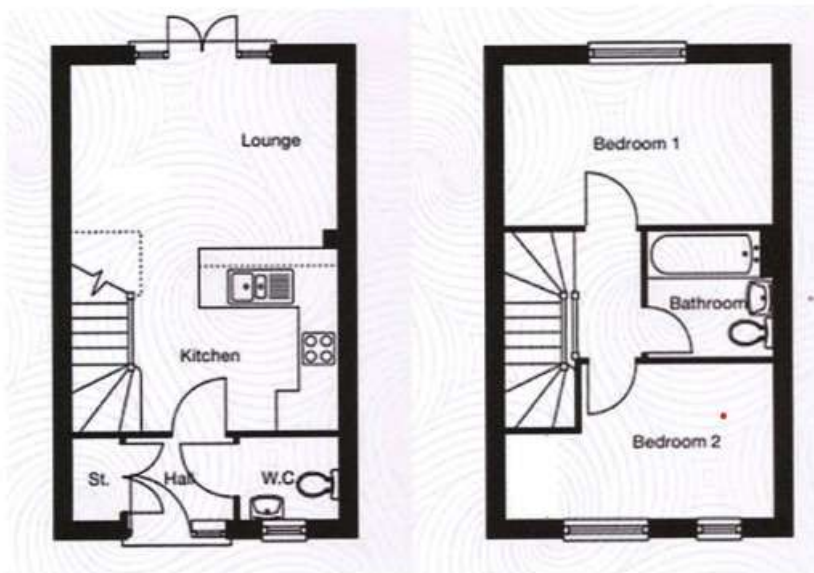
Council Tax

COUNCIL TAX BAND "C"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

EPC

The EPC rating for this property is (B).



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 leasees 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.

