

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A THREE BEDROOM SEMI-DETACHED PROPERTY WITH POTENTIAL FOR DEVELOPMENT (SUBJECT TO THE RELEVANT PERMISSIONS BEING SOUGHT) IN NEED OF REFURBISHMENT. NO CHAIN. EPC RATING "D"

Hillsfield - Guide Price £300,000

4 Hillsfield, Upton Upon Severn, Worcester, Worcestershire, WR8 0LH

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4 Hillsfield

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 Worcester, Pershore and Malvern.

Property Description

4 Hillsfield is a three bedroom semi-detached property in need of some refurbishment. The property is initially approached via a single width driveway allowing parking for vehicles and leading past the foregarden behind the which the house itself is set. Under the storm porch the obscured double glazed UPVC front door opens to the living accommodation which has potential for further development (subject to the relevant permissions being sought).

The living accommodation benefits from double glazing and gas central heating and a good sized rear garden and comprises in more detail of:

Entrance Hall

Double glazed window to front, ceiling light point, stairs rising to first floor, wood effect laminate flooring, door to kitchen (described later) and door opening through to

Dining Room 3.69m (11ft 11in) x 3.25m (10ft 6in)

Positioned to the rear of the property with a double glazed window looking out over the garden. Ceiling light point, coving to ceiling, radiator, laminate flooring flowing through an archway into

Sitting Room 3.38m (10ft 11in) x 4.47m (14ft 5in)

Double glazed patio doors to garden, ceiling light point, coving to ceiling and feature fireplace. Wall light points.

Kitchen 2.14m (6ft 11in) x 3.51m (11ft 4in)

With a range of drawer and cupboard base units with worktop over and matching wall unit. A one and a half bowl stainless steel sink unit with mixer tap and drainer is set under the double glazed window to front. There is an integrated four ring Neff electric HOB with extractor over and Neff double OVEN. Understairs storage cupboard, radiator, tiled splashbacks and floor. Inset ceiling spotlights and door opening through to

Utility

With space and connection point for washing machine, ceiling light point, radiator, double glazed window to front and door opens through to

Side Porch

Having two double glazed double doors opening to the side. Tiled floor, door to useful storage cupboard housing the wall mounted Worcester boiler. Door to store (described later) and entrance to





Cloakroom

Fitted with a white low level WC with obscured double glazed window to side, ceiling light point, radiator and tiled floor.

Store

This is a space that could be utilised as a home office or further utility room. Currently housing the floor mounted hot water cylinder. Ceiling light point, obscured double glazed window to rear.

First Floor Landing

Double glazed window to front, loft access point and doors opening through to

Bedroom 1 3.72m (12ft) x 4.06m (13ft 1in) (maximum)

Double glazed to rear, ceiling light point, radiator. A good sized double bedroom.

Bedroom 2 3.72m (12ft) x 3.66m (11ft 10in)

Double glazed window to rear, ceiling light point, radiator. Double bedroom.

Bedroom 3 1.89m (6ft 1in) x 2.92m (9ft 5in)

A well proportioned bedroom with double glazed window to front, ceiling light point, radiator.

Bathroom

Fitted with a white low level WC and panelled bath with mixer taps and vanity wash hand basin with mixer tap and cupboards under. Shower enclosure with thermostatic controlled dual headed rainfall and hand held shower. Walls finished in complimentary tiling. Chrome heated towel rail, inset LED downlighters, obscured double glazed window to front.

Outside to the rear

A lawned garden enclosed by a fenced perimeter to three sides and being open to the front. Having a wooden SHED.

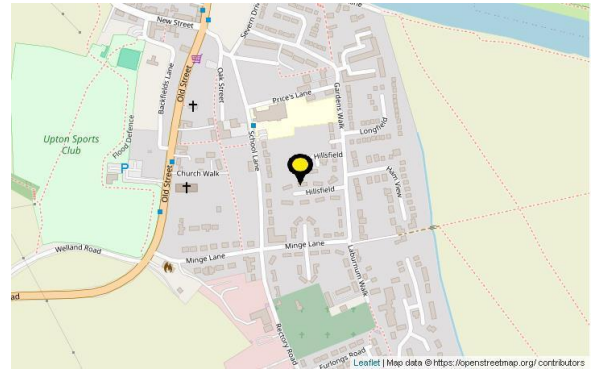
There is outside light point and water tap to front.

Agent's Note

Buyers should be aware the property may contain asbestos and this has been factored into the asking price.

Directions

From our John Goodwin office in the High Street, continue along onto Old Street. Go past the church on the left hand side and through the traffic lights, then take the first turning on the left hand side into Minge Lane, continue up and bear to the left on the bend which then becomes Gardens Walk. Take the first turning on the left hand side into Hillsfield and the property can be found on the left hand side as indicated by one of our for sale boards.



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

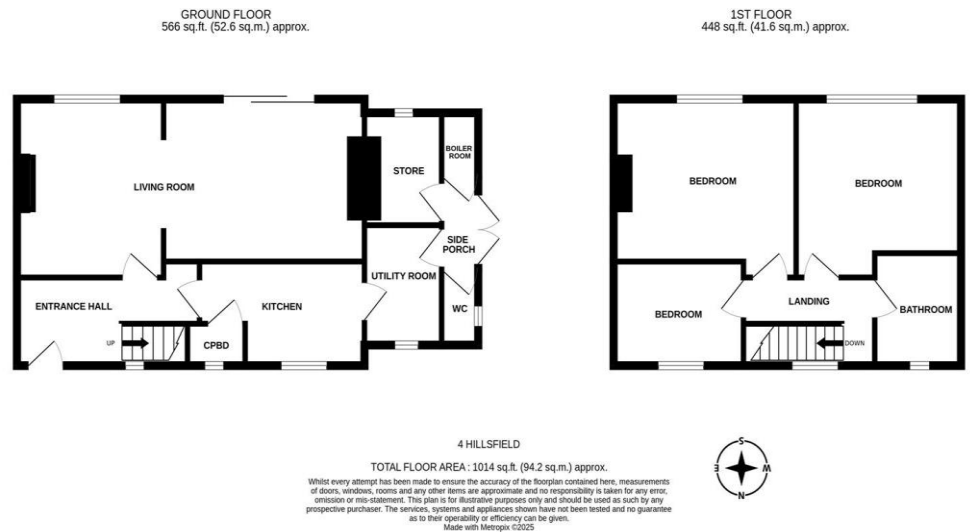
Council Tax

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 D (63).



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.



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