

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS WELL PRESENTED THREE BEDROOM FAMILY HOME IS LOCATED IN THE HEART OF TOWN CLOSE TO ALL AMENITIES. THE PROPERTY OFFERS A WEALTH OF CHARACTER FEATURES TO INCLUDE EXPOSED BEAMS AND A FEATURE INGLENOOK FIREPLACE IN THE LOUNGE. SNUG WITH A FEATURE FIREPLACE WITH LOG BURNER. KITCHEN/BREAKFAST ROOM, THREE DOUBLE BEDROOMS, A FAMILY BATHROOM AND CELLAR. PRIVATE ENCLOSED GARDEN WITH PARKING FOR ONE CAR. EPC E.**

## 42 Old Street – Offers in excess of £350,000

42 Old Street, Upton Upon Severn, Worcestershire, WR8 0HW



# 42 Old 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, Pershore and Malvern.

## Property Description

Located in the heart of town close to all amenities. This three bedroom family home offers a wealth of character features to include a feature Inglenook fireplace and exposed beams in the lounge, a second reception room is currently being used as a snug with a feature fireplace with wood burner offering extra space for growing teenagers. The kitchen/breakfast has a feature stable door, a double Belfast sink and spaces for electrical appliances.

On the first floor the spacious master bedroom with dual aspect windows, exposed beams and a feature fireplace looks out to the front aspect. A feature arch on the landing leads to the family bathroom with a separate shower. The further two double bedrooms can be found on the second floor with bedroom two having built in wardrobes and views towards the Malvern Hills in the distance.

Outside the garden wraps around to the side and rear aspect and catches the sun most of the day. It is a paved low maintenance garden which is fully enclosed with a brick wall and extremely private. A covered seating area offers a place to dine "Al Fresco and entertain with family and friends, whilst the greenhouse is suited for those that wish to grow their own.

For families with children Upton Primary school follows onto the sought after Hanley Castle High School. Good road and rail links for the commuter is an added bonus. Open countryside adds to the appeal.

Solid Oak door to the front aspect to:

### Lounge 15.15ft (4.62m) x 14.30ft (4.36m)

Solid Oak sliding sash window to the front aspect, radiator, exposed beams, feature Inglenook fireplace with an open fire grate and stone hearth, solid Oak flooring, power points, TV point, three x wall lights, door to:

### Inner Hallway

Radiator, power points, inset ceiling spotlights, electric fuse box, tiled flooring, shelving, door to the cellar (steps down, with power and lighting, plumbing for a washing machine, gas boiler, ceiling light), stairs to the first floor, door to the kitchen/breakfast, door to:

### Snug 12.92ft (3.94m) x 9.51ft (2.90m)

UPVC double glazed window to the rear aspect, feature fireplace with a wood burner on a stone hearth, power points, TV point, exposed beam, two x wall lights, solid Elm flooring.





**Kitchen/Breakfast Room 15.61ft (4.76m) x 6.99ft (2.13m)**

UPVC double glazed windows x two to the side aspect, fitted with a wooden feature stable door to the rear aspect, fitted with a matching range of wooden base units with worksurface over, feature glass wall display units, feature Belfast sinks x two with a stainless steel mixer tap over, Karndean flooring, power points, integral fridge, space and plumbing for a dishwasher, space for an electric cooker with a stainless steel extractor hood over, breakfast bar.

**First Floor**

**Landing**

UPVC double glazed window to the rear aspect, power points, exposed beam, door to the under stairs storage cupboard, stairs to the second floor, wall lights x two, door to the family bathroom, door to:

**Master Bedroom 15.15ft (4.62m) x 14.30ft (4.36m)**

Solid Oak sliding sash windows x two to the front aspect, radiator, power points, exposed beams, original feature fireplace with a brick surround, inset ceiling spotlights.

**Family Bathroom**

UPVC obscure glazed window to the rear aspect, fitted with a white three piece suite comprising of a panelled spa bath with seat, low level WC and wash hand basin in a vanity unit with storage under, part tiled walls, shower cubicle with an electric shower and glass sliding doors, radiator, ceiling light.

**Second Floor**

**Landing**

Doors to bedroom two and three, door to:

**Toilet**

UPVC obscure glazed window to the side aspect, fitted with a modern white WC and wash hand basin in a vanity unit with storage cupboard under, part tiled walls, tiled flooring.

**Bedroom Two 16.24ft (4.95m) x 10.46ft (3.19m)**

UPVC double glazed window to the rear aspect, radiator, power points, fitted with a triple wardrobe with central mirror, door to the airing cupboard (housing the hot water tank and slatted shelving).

**Bedroom Three 14.24ft (4.34m) x 11.09ft (3.38m)**

UPVC double glazed window to the side aspect, radiator, power points, door to the storage cupboard into the eaves, exposed beam, ceiling light.

**Outside**

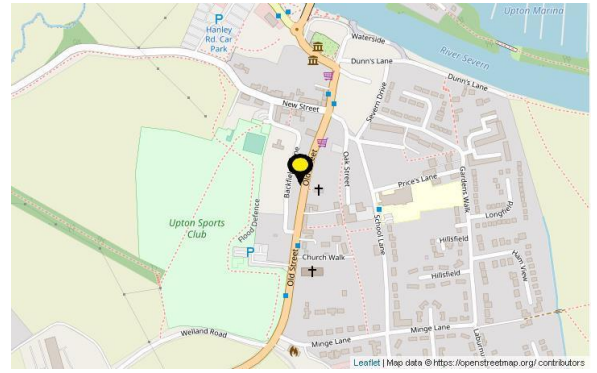
**Garden**

Feature granite patio to the rear aspect with parking area for one car, double gates to the rear aspect, steps down to the covered seating patio area, lighting, paved path to the side aspect with a further seating area, corner raised feature border with brick wall, log store, greenhouse, feature raised arched border with brick wall, wooden door to the front aspect, brick walls surround.



## Directions

From our John Goodwin office in the High Street, continue up towards Welland onto Old Street and the property can be found on the right hand side just after the florists 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

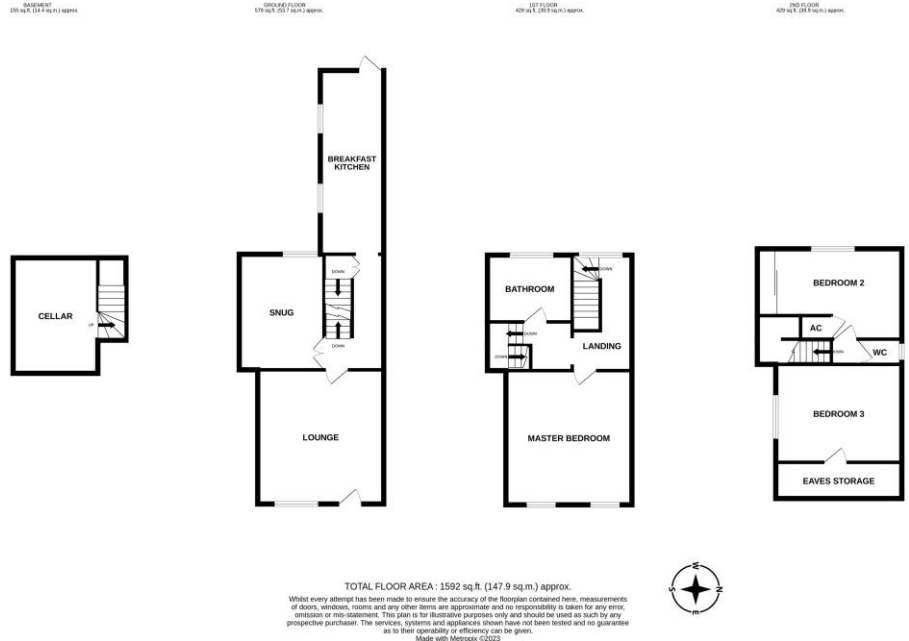
## Council Tax

COUNCIL TAX BAND "C"

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

## EPC

The EPC rating for this property is (E).



**Upton Office**  
**01684 593125**

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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 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.