

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



AN ELEGANT CHARACTER COTTAGE SITUATED IN THE HEART OF TOWN. THE PROPERTY OFFERS FEATURE SASH WINDOWS, EXPOSED BEAMS AND A FEATURE FIREPLACE IN THE SITTING ROOM. A GOOD SIZED DINING/ENTRANCE HALL, THREE DOUBLE BEDROOMS AND A MODERN FITTED FAMILY BATHROOM ADD TO THE APPEAL. THERE IS A PRETTY COURTYARD GARDEN TO THE REAR WITH A PAVED SEATING AREA FOR ENTERTAINING. FURTHER BENEFITS ARE GAS CENTRAL HEATING AND OFF ROAD PARKING. LOCATED WITHIN WALKING DISTANCE TO ALL AMENITIES AND GOOD ROAD AND RAIL LINKS CLOSE BY FOR THE COMMUTER. NO ONWARD CHAIN. EPC D.

## 2 Court Row – Offers Invited £327,500

2 Court Row, Upton-Upon-Severn, Worcestershire, WR8 0NS



## 2 Court Row

### 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, restaurants and pubs alongside a Doctors surgery with pharmacy and dentist, a library and rugby club to name but a few.

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.

### Property Description

2 Court Row is a beautiful character cottage which has undergone a comprehensive renovation. The property is very well presented and offers an abundance of character features to include sash windows, exposed beams and a feature fireplace with log burner in the sitting room. The spacious entrance hallway is currently being used as a dining room and offers plenty of space for entertaining whilst giving access to the rear garden. The modern fitted kitchen offers a space for a range style cooker and a breakfast bar with additional space for electrical appliances. On the first floor there are three double sized bedrooms which are serviced by the modern fitted bathroom.

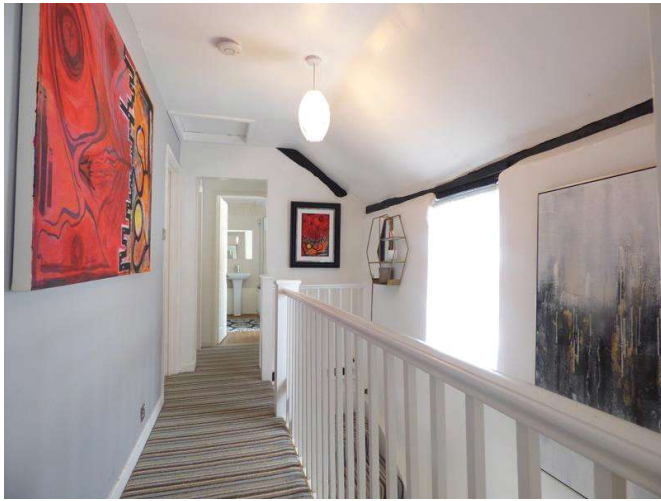
Further benefits include gas central heating, a goodsized rear courtyard garden with a paved patio for entertaining and off road parking.

The property is accessed from the front aspect, through a wooden door to:

### Entrance Hallway/Dining Room 14.92ft (4.55m) x 12.89ft (3.93m)

This room is currently being used as a second reception room, feature sash window to the front aspect, wooden door to the rear aspect to the garden, stairs to the first floor, telephone point, radiator, door to the kitchen, door to:





### **Sitting Room 14.99ft (4.57m) x 13.02ft (3.97m)**

Feature sash windows to the front aspect x two, feature sash windows to the rear aspect x two, feature fireplace with a slate hearth and log burner, exposed beams, wood effect flooring, television point, radiator.

### **Kitchen 14.60ft (4.45m) x 7.58ft (2.31m)**

Feature sash windows to the front and rear aspects, fitted with a matching range of wall and base units with work surface over and matching splashback, space for a range style cooker, space and plumbing for a washing machine and dishwasher, breakfast bar, radiator, space for other appliances.

### **Landing**

Wooden spindle staircase, loft access, doors to Bedroom two, three and the family bathroom, door to:

### **Bedroom One 14.83ft (4.52m) x 8.07ft (2.46m)**

Feature sash windows to the front and rear aspects, radiator.

### **Bedroom Two 12.92ft (3.94m) x 8.76ft (2.67m)**

Feature sash windows x two to the front aspect, radiator, television point.

### **Bedroom Three 13.45ft (4.10m) x 9.74ft (2.97m)**

Feature sash windows x two to the front aspect, radiator, door to the built in cupboard.

### **Family Bathroom**

Feature sash obscure window to the rear aspect, fitted with a matching three piece suite comprising of a panelled bath with electric shower over, low level WC and a wash hand basin, heated towel rail.

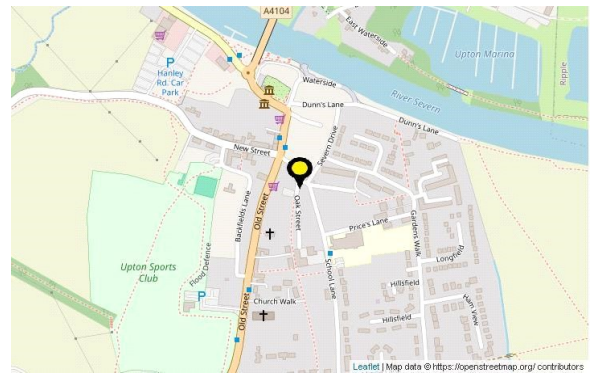
### **Outside Rear Garden**

Pretty courtyard garden which is low maintenance and paved with shrub borders, outside lighting and fully enclosed by a feature brick wall and wood panel fencing. There is parking available for two cars at the front of the property and pedestrian gated access into the rear garden.



## Directions

From our John Goodwin office in the High Street, proceed along the High Street and bear left into Court Street. Cross over the road on the bend and the property can be found on the left hand side, opposite the back of the CO-OP car park 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

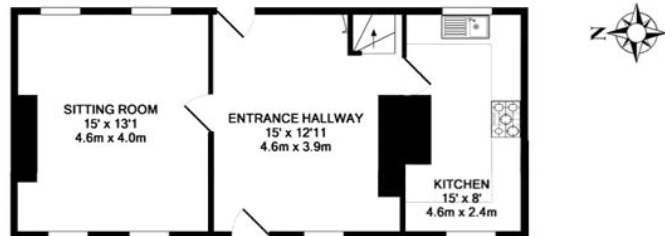
## Council Tax

COUNCIL TAX BAND "D"

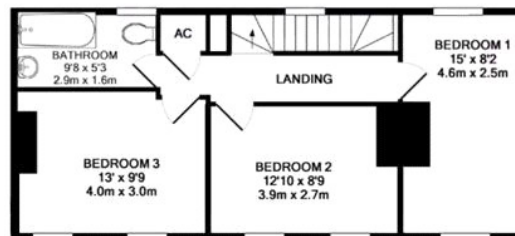
This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is D (57).



GROUND FLOOR  
APPROX. FLOOR  
AREA 485 SQ. FT.  
(45.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 481 SQ. FT.  
(45.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 976 SQ. FT. (90.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



**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 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.