

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS BEAUTIFULLY PRESENTED TWO BEDROOM FAMILY HOME HAS BEEN TASTEFULLY UPDATED IN RECENT YEARS BY THE CURRENT VENDORS PROVIDING A LIGHT AND MODERN FEEL THROUGHOUT. THE KITCHEN/DINER WITH INTEGRAL APPLIANCES, SPACE FOR A DINING TABLE AND PATIO DOORS TO THE PRIVATE GOOD SIZED LOW MAINTENANCE REAR GARDEN WITH A PATIO AREA FOR ENTERTAINING ADDS TO THE APPEAL. THE TWO SPACIOUS DOUBLE BEDROOMS ARE SERVICED BY THE MODERN FITTED FAMILY BATHROOM. FURTHER BENEFITS INCLUDE UPVC DOUBLE GLAZING, GAS CENTRAL HEATING AND OFF ROAD PARKING FOR THREE/FOUR CARS. EPC C.**

## 17 Oakland Close – Guide Price £260,000

17, Oakland Close, Upton Upon Severn, Worcestershire, WR8 0ES





# 17 Oakland 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 pubs, restaurants, cafes and shops, three supermarkets, a chemist, bakery, hairdressers, a hardware store, toy shop, florists and a bookshop to name but a few. There is a rugby club, library and Doctors surgery with pharmacy and dentist.

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.

## Property Description

Located on the outskirts of town this two bedroom family home has been tastefully updated throughout to provide a modern fitted kitchen/diner with integral appliances and patio doors to the garden and a lounge with dual aspect windows. On the first floor both the bedrooms are good sized doubles and are serviced by the modern fitted family bathroom.

Outside is a particular feature of this property with a good sized low maintenance recently landscaped garden with artificial grass and a good sized paved patio area for entertaining with family and friends. There is gated access to the front to the off road parking for threefour cars adding to the appeal. Further benefits include UPVC double glazing and gas central heating.

Wooden obscure glazed door to the front aspect to:

## Entrance Hallway

Electric fuse box, radiator, power points, tiled flooring, ceiling light, door to the under stairs storage cupboard, door to:

## Lounge

UPVC double glazed windows to the front and side aspects, radiator, ceiling light, power points, TV point, wood flooring, central heating control gauge, stairs to the first floor, wooden glazed door to:

## Kitchen/Dining Room

UPVC double glazed windows to the front and rear aspects, UPVC French style double glazed doors to the rear garden. Newly fitted modern kitchen with wall and base units and work surface over, stainless steel bowl and stainless steel mixer tap over, waist high Neff oven and microwave/grill over, space for an American style fridge/freezer, Neff gas hob with a mirrored splash back and a stainless steel extractor over, wall hung Worcester combination boiler, space and plumbing for a washing machine, integral dishwasher, tiled flooring, power points, inset ceiling spot lights, radiator, ceiling light, feature glass display cabinet, part tiled splash backs, space for a dining table.





## FIRST FLOOR

### Landing

UPVC double glazed window to the front aspect, loft access (housing boarding), power point, smoke alarm, doors to:

### Master Bedroom

UPVC double glazed windows to the front and side aspects, radiator, power points, ceiling light, TV point, built in double wardrobes.

### Bedroom Two

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

### Bathroom

UPVC obscure double glazed window to the rear aspect, newly fitted white three piece suite comprising of a white "P" shaped panelled bath with a mains shower and glass shower screen over, wash hand basin with storage cupboards under, low level WC, fully tiled walls, tiled flooring, ceiling light, heated towel rail, extractor fan



## OUTSIDE

### Front Garden

Lawned and gravel area with two trees surrounded by a low picket fence. Off road parking for three to four cars. Paved path to the front entrance door. Side gated access to:

### Rear Garden

Good sized low maintenance garden which has been landscaped to provide a good sized paved patio area and artificial grass area with a wooden shed. Fully enclosed with wood panel fencing and gated access.





## Directions

From the John Goodwin office in the High Street, go out onto Old Street and up Tunnel Hill past the Doctors surgery. Take the third turning on the right hand side into Milestone Road. At the junction take the left turning into Mulberry Drive, then take the next right hand turning into Oakand Close. Follow the road round to the right and the property can be found by our for sale board on the left hand side.



## 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

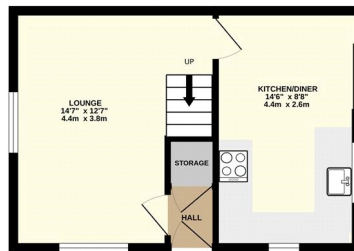
COUNCIL TAX BAND "C"

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

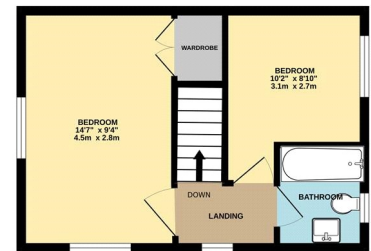
## EPC

The EPC rating for this property is C.

GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA - 624 sq.ft. (58.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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