

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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Spacious And Versatile Detached Bungalow Set In A Generous Private Plot. Located Within A Few Minutes Walk To Amenities. Potential For An Annex. Outbuildings, Garages And Ample Parking. EPC D. NO ONWARD CHAIN.

Tinfield - Offers in the region of - £469,950

76A Old Street, Upton Upon Severn, Worcestershire, WR8 0HW



Tinfield

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, mini supermarkets, cafes, pubs and restaurants alongside a bakery, hardware store, toy shop, book shops, Boots the chemist, newsagents/sub post office, hairdressers, a library, rugby club and sought after Doctors surgery with dentist and pharmacy. For families with children there is Upton Primary School which follows onto the popular Hanley Castle High School. Open countryside adds to the appeal.

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

This spacious and versatile detached bungalow offers various potentials for the growing/multi generational family. The property sits in a good sized private plot with garages and outbuildings alongside generous lawns making it ideally suited for the keen gardener. The accommodation offers an enclosed porch, a fitted kitchen, a utility room, a dining room, a lounge, two conservatories, three double bedrooms and two bathrooms adding to the appeal for potential purchasers.

Located within a few minutes walk of all amenities and the Primary School for families with children. Further benefits include a newly fitted boiler, a new electric fuse box and re-wiring, UPVC double glazing, gas central heating, solar panels (owned outright) and ample parking.

Entrance Porch

UPVC double glazed windows to the front aspect, UPVC double glazed sliding door to the front aspect, tiled flooring, wall light, UPVC double glazed door to:

Entrance Hall

UPVC obscure glazed window to the front aspect, ceiling light, loft access, power points, doors to bedroom 1 & 2, family bathroom, door to:

Sitting Room

UPVC double glazed window to the front aspect, UPVC double glazed door and windows to the conservatory, radiator, TV point, power points, feature fireplace with a marble hearth and wood and marble surround with a coal effect gas fire, inset ceiling spot lights, door to:

Dining Room

UPVC double glazed window to the front aspect, ceiling light, power points, vinyl flooring, door to the storage cupboard (housing the Worcester gas boiler and shelving), door to the airing cupboard (housing the hot water tank and wooden slatted shelving), loft access, open plan to:





Kitchen

UPVC double glazed window to the rear aspect, UPVC obscure double glazed window to the side aspect, UPVC double glazed door to the side aspect, fitted with a matching range of shaker style wall and base units with work surface over, one and a half bowl, sink and drainer with a stainless steel mixer tap over, part tiled splash backs, power points, integrated dishwasher, fridge, oven, gas hob with an extractor fan over, ceiling light, vinyl flooring.

Conservatory

Brick built with UPVC double glazed windows to the rear and side aspects, UPVC double glazed French style patio doors to the side aspect, radiator, power points, blinds fitted to the roof, door to:

Inner Hallway

Ceiling light, door to bedroom three, door to:

Wet Room

Fully tiled walls and flooring, radiator, ceiling light, fitted with a white suite comprising of a low level WC and wash hand basin with a mixer tap and mirror over and storage cupboards under, Triton electric shower and a glass shower screen.

Bedroom Three

UPVC double glazed window to the side aspect, radiator, power points, loft access, ceiling spot lights, wall lights x two, UPVC double glazed patio sliding doors to:

Conservatory

Brick built, UPVC double glazed windows to the side and rear aspects, UPVC double glazed French style patio doors to the side aspect, radiator, power points, wall lights x two, blinds fitted to the roof.

Master Bedroom

UPVC double glazed window to the front aspect, ceiling light, power points, radiator, TV point.

Bedroom Two

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

Family Bathroom

UPVC obscure double glazed window to the side aspect, wall light, ceiling lights x two, fitted with a white three piece suite comprising of a panelled bath, a low level WC and wash hand basin, part tiled splash backs, vinyl flooring, double shower cubicle with a electric shower, fully tiled and a glass sliding door, built in cupboards with shelving.

Outside

Front Garden

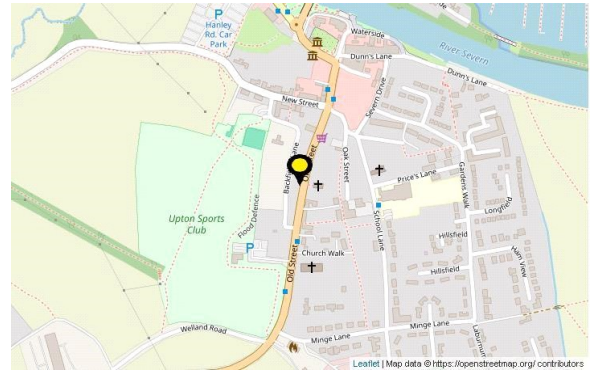
Wooden five bar gate, block paved driveway with ample parking, side gated access both sides to:

Rear Garden

Double garage, workshop with an integral utility room, a car port and a single garage. Several patio areas, lawned garden with fruit trees, plants and shrubs, raised summer house, wooden gate to a further lawned garden all surround by wood panel fencing.

Directions

From the John Goodwin office in the High Street, continue out onto Old Street, continue up and the property can be found on the right hand side by one of our for sale boards before the church opposite.



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

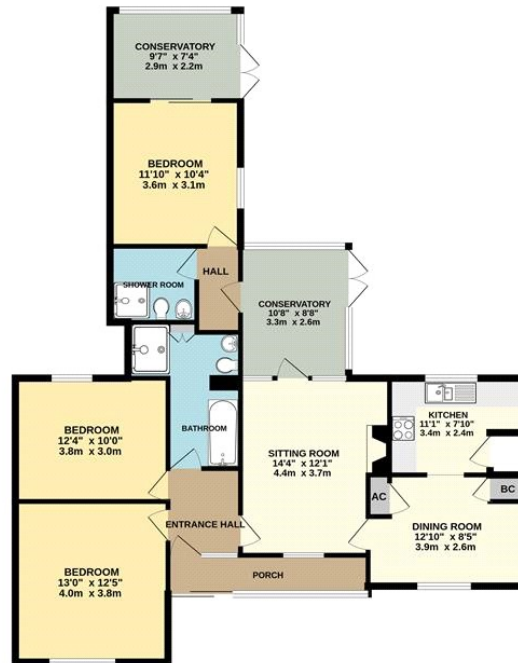
COUNCIL TAX BAND "D"

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.

GROUND FLOOR
1161 sq.ft. (107.9 sq.m.) approx.



TOTAL FLOOR AREA - 1161 sq ft. (107.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, openings and other items are approximate and responsibility is taken for any error. Dimensions of the measurements are for information only and should be checked by each 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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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.

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Upton Office
01684 593125
9 High Street, WR8 0HJ
upton@johngoodwin.co.uk

