



An Historic Grade II Listed Two Storey Period Townhouse Conveniently Located In The Centre Of Upton Upon Severn And Offering Well Presented Two Bedroomed Accommodation With Porch, Hall, Living Room, Dining Room, Kitchen, Shower Room, WC, Gas Fired Central Heating, A Courtyard Garden And Private Off Road Parking Energy Rating "E"

Guide Price - £185,000

13 Court Street, Upton upon Severn, Worcestershire, WR8 0JS

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# 13 Court Street

## Location & Description

The property is situated in the centre of the historic riverside town of Upton upon Severn approximately eight miles from Malvern, ten miles from Worcester and six miles from Tewkesbury. Transport communications are excellent. Junction 1 of the M50 motorway is approximately three miles away (linking to the M5 motorway) and there are mainline railways stations located in Worcester, Pershore and Malvern. Upton boasts a comprehensive range of amenities including two supermarkets, Doctors and Dentist surgeries, shops of every description, numerous Pubs and its famous riverside marina. Educational needs are well catered for with a nearby primary school and Hanley Castle High School which is less than a mile away. The town is also well known for its tourist industry and its numerous summer festivals. Other attractions include the Severn Valley, The Malvern Hills and the nearby Cotswolds.

## Property Description

13 Court Street is a Grade II Listed two storey period townhouse which has been renovated and evolved over the years into a comfortable home. It is offered with gas fired central heating and number of additional features including fitted carpets, curtains and a range of kitchen equipment. The property is approached from the rear of the building via an enclosed porch and hall which lead to a living room, dining room, a well equipped kitchen and a shower room with WC. At first floor level there are two bedrooms and a small en-suite WC.

Outside a gated entrance leads to a courtyard garden which provides parking for at least three vehicles.

### Ground Floor

#### Enclosed Entrance Porch

With meters for electricity and water, part glazed entrance door and access to

#### Hall

Radiator, stairs leading to first floor and doors leading to shower room and kitchen (both described later).

#### Dining Room 4.47m (14ft 5in) x 3.46m (11ft 2in)

Electric fire with marble hearth below. Two radiators, two wall light points, central heating thermostat, window to rear aspect and door to

#### Living Room 4.96m (16ft) x 3.72m (12ft) max

Part glazed main entrance door with two windows to front aspect on each side. Gas coal effect Living Flame fire and radiator.

#### Utility Room 4.96m (16ft) x 1.49m (4ft 10in)

Single drainer sink unit and part glazed door leading outside to front of property.

#### Kitchen 3.54m (11ft 5in) x 1.78m (5ft 9in)





Range of floor and eye level cupboards with extensive worksurfaces and tiled surround. Free standing FRIDGE FREEZER, single drainer sink unit, integrated DISHWASHER, four ring electric HOB and OVEN below. Double glazed window to side aspect, door leading to rear courtyard.

#### **Shower Room 2.53m (8ft 2in) x 1.44m (4ft 8in)**

Half tiled and having tiled shower cubicle, pedestal wash basin with mirror and glass shelf above, fluorescent shaving light, radiator, close coupled WC and window to rear aspect. First Floor

#### **Landing**

Rooflight to rear aspect, access to roof space.

#### **Bedroom 1 3.90m (12ft 7in) max 10'10 min x 3.41m (11ft)**

Radiator and sash window to front aspect.

#### **Bedroom 2 3.10m (10ft) x 2.17m (7ft)**

Radiator, sash window to rear aspect. Gas fired central heating boiler. Door to

#### **En-suite WC**

Close coupled suite, wash basin with mirrored cabinet and fluorescent shaving light above. Extractor fan and airing cupboard with factory lagged cylinder and immersion heater.

#### **Outside**

Approached from the rear of the property off Severn Drive a double gated entrance leads into a walled courtyard which provides parking for at least three vehicles. In one corner there is a small herbaceous/shrub border and a garden STORE of timber construction. An external door adjacent to the porch leads to the

#### **Laundry Room 2.01m (6ft 6in) x 1.18m (3ft 10in)**

With plumbing for washing machine.

#### **Agents Note**

It should be noted that a flying freehold exists between number 13 Court Street and its neighbour number 15.





## Directions

From the agents office in the High Street proceed in the direction of Old Street before turning left into Court Street. Follow this road past number 13 before bearing left into Severn Drive. You will notice two pairs of double gated entrances. The second pair lead into the courtyard at the rear of number 13 Court Street.



## Services

We have been advised that mains gas, electricity, water and drainage are connected to the property. It should also be noted that there are two separate water meters.

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 E (51).



**JOHN GOODWIN**  
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EST. 1981

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