

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A TWO BEDROOM SEMI DETACHED BUNGALOW WITH BEAUTIFUL VIEWS TO THE REAR ASPECT ACROSS OPEN COUNTRYSIDE TOWARDS THE MALVERN HILLS. THE PROPERTY OFFERS SPACIOUS AND VERSATILE LIVING ACCOMMODATION THROUGHOUT ALONG WITH A SINGLE GARAGE. DOUBLE GLAZING. GAS CENTRAL HEATING. SCOPE TO MODERNISE THROUGHOUT AND PLENTY OF OFF ROAD PARKING. NO ONWARD CHAIN. EPC D

## 26 Rectory Road - Guide Price £279,950

26 Rectory Road, Upton upon Severn, Worcester, WR8 0LX

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# 26 Rectory Road

## 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, supermarkets, cafés pubs and restaurants alongside a newsagents/post office, Boots the chemist, a library and rugby club to name but a few. There is also a Doctors surgery with pharmacy and dentist. For families with children there is Upton Primary School which follows onto the sought after 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 two bedroom semi detached property is situated in a sought after and desirable location within walking distance to all amenities, which the pretty riverside town of Upton Upon Severn has to offer. Beautiful views to the rear aspect over open countryside towards the Malvern Hills can be enjoyed from the low maintenance south/westerly facing garden whilst entertaining with family and friends. Once inside the property it presents a wide scope to modernise, certainly something that you can make your own.

The accommodation consists of the lounge with a feature fireplace and the kitchen/breakfast room, which leads through to the conservatory offering scenic views of the fields behind, both the bedrooms are a good size and are serviced by the modern fitted family bathroom adding to the appeal. Further benefits include double glazing, gas central heating, plenty of parking and a single garage.

## Entrance Hall

UPVC obscured double glazed front door with matching full length side panel, two ceiling lights, radiator, access to a storage cupboard, loft access, doors to:

## Lounge 11.13ft (3.39m) x 14.19ft (4.33m)

Ceiling light, two large UPVC double glazed windows with long low profile radiators below, feature gas fireplace with decorative wooden mantle surround and marble hearth.

## Kitchen 10.22ft (3.12m) Maximum x 10.29ft (3.14m) Maximum

Ceiling strip light, radiator, comprising of floor and wall mounted units, integrated Hoover oven with Beko electric hob over, inset stainless steel sink with drainer and mixer taps, space and plumbing for washing machine/dishwasher, space for freestanding fridge/freezer. Wall mounted boiler located in the corner of the room. Storage cupboard/pantry, Doors to:







#### **Conservatory 7.62ft (2.32m) x 10.08ft (3.07m)**

Ceiling light, radiator, tiled flooring, quarter bricked conservatory with UPVC double glazed panels on two sides and polycarbonate roof. UPVC double glazed door out into the garden.

#### **Master bedroom 10.98ft (3.35m) x 14.53ft (4.43m)**

Two ceiling lights, two radiators, Two UPVC double glazed windows one to the rear aspect and one to the side.

#### **Bedroom Two 11.03ft (3.36m) x 10.00ft (3.05m)**

Ceiling light, radiator, UPVC double glazed window to front aspect.

#### **Bathroom**

Ceiling light, radiator, electric fan heater, suite comprising of low level W/c, ceramic pedestal wash hand basin, small wall mounted mirrored cabinet, bath with chrome mixer taps, shower attachments and glazed side panel. Two tiled walls and window surround. Obscured UPVC double glazed window to rear aspect.

#### **Outside**

##### **Front Garden**

Area laid to lawn, slight slope down the the property. Tarmac driveway with two/ three spaces in front of the single garage.

##### **Rear Garden**

Patio seating area with path to side access gate. Large area lead to lawn. Boarded by a patterned block stone wall in need of repair. Established trees and shrubs. Wooden storage shed, access to garage.



## Directions

From our John Goodwin office in the High Street continue up onto Old Street and past the church on the left hand side. Take the next turning on the left hand side after the traffic lights into Minge Lane, then take the first turning right into Rectory Road, where the property can be found around quarter of a mile down on the right 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

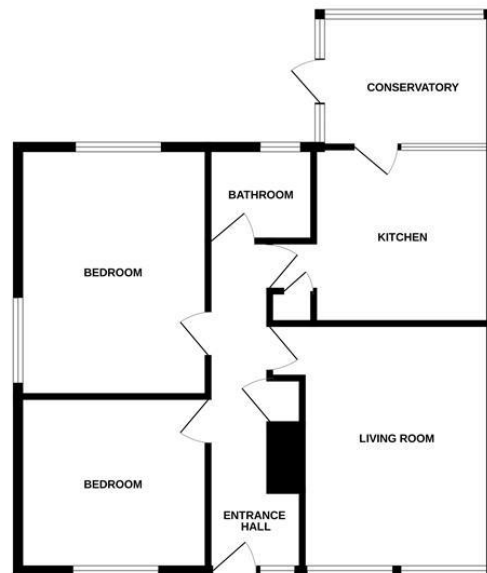
COUNCIL TAX BAND "C"

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 D (64).

GROUND FLOOR  
744 sq.ft. (69.2 sq.m.) approx.



26 RECTORY ROAD  
TOTAL FLOOR AREA: 744 sq.ft. (69.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, dimensions, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only 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.  
Made with Mapbox 5/2023



**Upton Office**  
**01684 593125**  
**9 High Street,**  
**Upton-Upon-Severn, WR8 0HJ**  
**Upton@johngoodwin.co.uk**

### 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 leasees 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.

