



**2 Minge Lane, Upton-Upon-Severn, WR8 0NL**

**£370,000**

A well proportioned and modern style detached property, situated close to the town centre and other facilities on offer in Upton-upon-Severn. Comprising; entrance hallway, sitting room, dining kitchen, three double bedrooms, shower room, garage, driveway, front and rear gardens, double glazing, central heating. The property is a short walk to the renowned local doctors surgery, shops, facilities and riverside of this bustling and picturesque town. The property is offered with no onward chain and we highly recommend an early viewing to appreciate the position and accommodation on offer.



## 2, Minge Lane, Upton-Upon-Severn, Worcestershire, WR8 0NL

### LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, medical centre, library, three churches, primary school and popular senior school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

### ENTRANCE HALL

L shaped, with radiator, airing cupboard, loft access, doors to:

### SITTING ROOM 16'8" x 11'8" (5.09m x 3.57m)

Rear facing uPVC window, radiator, television and satellite points.

### KITCHEN DINING ROOM 22'3" x 10'7" (6.80m x 3.25m)

Dual aspect front and rear facing window, range of wooden eye and base level units, worktop with inset sink and drainer unit and mixer tap, electric hob and oven (to be installed), with electric hood, space for other appliances, tiled splash back, radiator, television point.

### BEDROOM ONE 11'8" x 11'4" (3.56m x 3.47m)

Front facing uPVC window, view of the church, fitted bedroom storage which includes: wardrobes, radiator, television point.

### BEDROOM TWO 11'4" x 8'5" (3.47m x 2.58m)

Front facing uPVC window, radiator.

### BEDROOM THREE 11'10" x 10'3" (3.63m x 3.14m)

Rear facing uPVC French doors open to the gardens, radiator, telephone and broadband point.

### SHOWER ROOM

Side facing obscure uPVC window, large shower cubicle, low level WC, wash basin with storage below, tiled floor, radiator, extractor fan.

### GARAGE 17'1" x 9'6" (5.21m x 2.92m)

Metal up and over door, side facing double glazed window, rear door to garden, wall mounted Potterton gas boiler, plumbing for washing machine, space for further appliances, loft access.

### FRONTAGE

Generous frontage laid mostly to lawn, with shrub planting. Property is approached via a tarmac driveway leading to space for parking and the garage, gated side access.



## GARDEN

Enclosed by timber fencing, laid to patio seating area with a central flat lawn and shrub planting, gated side access.

## DIRECTIONS

From the Upton office of Allan Morris, turn right in the direction of Tunnel Hill and take the left hand turn into Minge Lane and the property can be found on the right hand side, as indicated by our For Sale board.

For more details or to book a viewing, please call our Upton office on 01684 891348





**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

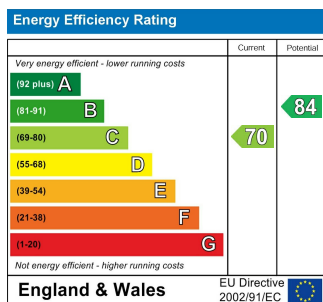
**SERVICES:** Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: E

**ENERGY PERFORMANCE RATINGS:** Current: C70 Potential: B84

**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

## EPC Material Information Report



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