



116 The Beeches, Upton upon Severn, WR8 0QQ

£400,000

A substantially refurbished detached three bedroom bungalow with detached garden room/home office, garage and private gardens. The versatile accommodation comprises; entrance porch, cloakroom, lounge diner, refitted kitchen, two double bedrooms, bedroom three/dining room, refitted bathroom. Further benefits include; oil fired central heating with replacement boiler, radiators and tank, new double glazing, garage and driveway. The private gardens continue to the side of the property with there is a new detached garden room/home/occasional bedroom. Viewing a must to appreciate the condition and position of this lovely detached bungalow.



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PORCH

Access via obscure glass double glazed door, front aspect double glazed window, ceiling light point, coving, radiator, wood laminate flooring, glazed door with matching windows to side to:

LOUNGE/DINER 19'0" x 13'6" (5.81m x 4.14m)

Front aspect double glazed bay window and side aspect high level double glazed window, two ceiling light points, coving, dado rail, contemporary wall mounted electric living flame effect fire with marble hearth below, radiator, wood effect laminate flooring, glazed door to:

INNER HALL

Two ceiling light points, coving, access to roof space, wood laminate floor, door to:

KITCHEN 11'8" x 6'7" (3.58 x 2.01m)

Dual aspect with rear and side facing double glazed windows, recessed ceiling down lighters, re-fitted kitchen comprising: range of floor and wall mounted high gloss white units under a marble effect work surface, stainless steel single drainer sink unit, integral electric hob with hidden extractor over and integral oven below, integral washing machine, space for tall fridge freezer, wood laminate flooring, radiator, fully tiled walls, double glazed door to side garden.

BEDROOM ONE 12'11" x 10'4" (3.94m x 3.17m)

Front aspect double glazed window, ceiling light point, coving, range of fitted bedroom furniture to include: three double wardrobes, chest of drawers and twin bedside cabinets, radiator, wood laminate flooring.

BEDROOM TWO 12'5" x 7'11" (3.79m x 2.42m)

Rear aspect double glazed window, ceiling light point, coving, radiator, wood laminate floor.

BEDROOM THREE / DINING ROOM 8'6" x 7'10" (2.61m x 2.39m)

Rear aspect double glazed French door to rear garden with matching full height window to the side, ceiling light point, coving, radiator, wood laminate floor.

BATHROOM 6'5" x 5'5" (1.97m x 1.66m)

Rear aspect obscure glass double glazed window, recessed ceiling down lighters, extractor, re-fitted three piece white suite comprising: panel bath with rainfall and body shower over, wash hand basin with storage below, push flush WC, heated towel rail, tiled walls, wood laminate floor.

CLOAKROOM

Ceiling light point, extractor, re-fitted white suite comprising: wash hand basin with storage below, push flush WC, wood laminate floor.



FRONT GARDEN

Access via block paved drive from the cul-de-sac providing parking for two cars, path from the drive, the garden is laid to lawn with flower and shrub beds to the side.

SIDE GARDEN

The bloc paved driveway continues past the side of the bungalow to the garage.

GARAGE 20'1" x 10'0" (6.13m x 3.07m)

Detached brick built garage, accessed via an up and over door from the fore, power and light, window to side, pedestrian door to rear garden.

REAR GARDEN

Private corner plot rear garden with block paved path running down the rear of the property and continuing to the side to the garden room and a large deck area with space for table and chairs for outside entertaining, two formal lawns, range of mature shaped flower and shrub beds, utility area to rear of the garage..

GARDEN ROOM / HOME OFFICE / OCCASIONAL BEDROOM 11'9" x 9'6" (3.60m x 2.90m)

Treated timber detached garden room / home office/ occasional bedroom, comprising of:

MAIN ROOM 11'9" x 9'6" (3.60m x 2.90m)

Accessed via double glazed twin French doors from the garden with matching double glazed windows to side and additional double glazed window to rear, recessed ceiling downlighters, wall mounted electric heater, wood laminate floor, door to:

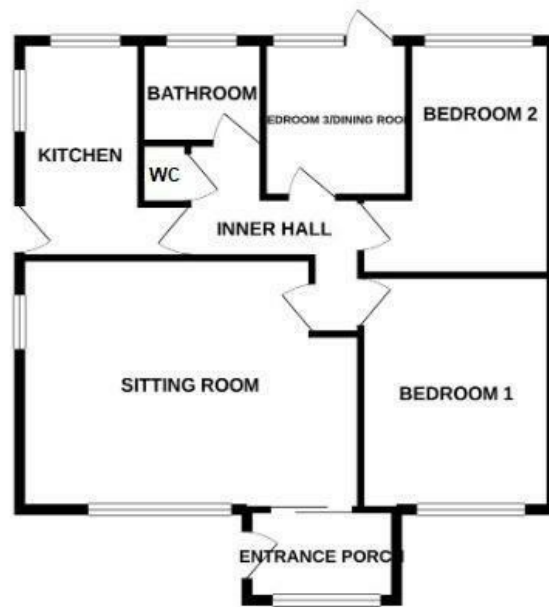
STORE ROOM/POTENTIAL BATHROOM 9'6" x 3'7" (2.90m x 1.11m)

Rear aspect double glazed window, recessed ceiling downlighters, continued wood laminate floor, potential for en-suite shower room.

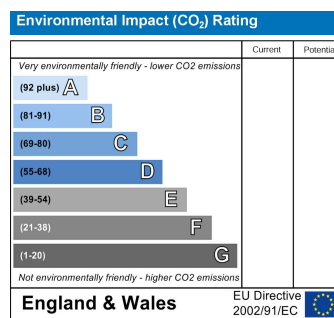
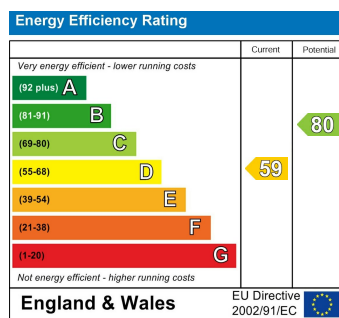
DIRECTIONS

From the Allan Morris Upton upon Severn office proceed over the river bridge, after passing the Marina on the right follow the road and take the turning right into Ryall then the second turning right into The Beeches. Take the third turning on the right and the property can be found in the corner of the cul-de-sac on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 891348 or email upton@allan-morris.co.uk





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 electricity, water and drainage are connected. Heating is oil fired. 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: D
 ENERGY PERFORMANCE RATINGS: Current: D59 Potential: C80
 SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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