



12 Hall Green, Upton-Upon-Severn, WR8 0NQ

£245,000

A spacious semi-detached three bedroom home with conservatory and parking for sale with no onward chain, located within walking distance of Upton town centre. The accommodation which would benefit from some updating comprises: entrance hall, lounge diner, study, large conservatory, refitted kitchen, utility, cloakroom, three bedrooms, refitted wet room. Further benefits include; gas central heating, double glazing, private low maintenance rear garden, block paved driveway providing parking for two cars and potential for more. No onward chain.



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ENTRANCE HALL

Access via uPVC ornate glass front door, ceiling light point, stairs to first floor, wood plank effect flooring, door to:

STUDY 8'9" x 7'1" (2.68m x 2.18m)

Front aspect double glazed window, ceiling light point, radiator, television point.

SITTING ROOM 17'5" x 11'4" (5.31m x 3.47m)

Front aspect double glazed window, ceiling light point, brick built fire place with wooden mantle, radiator, double glazed door to:

CONSERVATORY 17'10" x 8'0" (5.46m x 2.46m)

uPVC double glazed conservatory, tiled floor, single and double doors to low maintenance rear garden, door back to rear hall.

REFITTED KITCHEN 11'8" x 9'11" (3.57m x 3.03m)

Rear aspect double glazed window looking into conservatory, ceiling light point, re-fitted kitchen comprising: range of floor and wall mounted white units under a stone effect work surface, stainless steel single drainer sink unit, integral electric cooker with stainless steel extractor over and stainless steel oven below, space for tall fridge freezer, built in understairs storage cupboard with shelving, tiled floor, radiator, door to:

REAR HALL/SIDE PASSAGE

Side aspect double glazed window, wall light point, radiator, glazed door to conservatory. Door to:

UTILITY/CLOAKROOM

Rear aspect obscure glass double glazed window, wall mounted Ideal gas boiler, space and plumbing for washing machine, push flush WC, wash hand basin.

LANDING

Rear aspect double glazed window, ceiling light point, access to roof space, smoke alarm, built in double landing cupboard, door to:

BEDROOM ONE 11'10" x 11'6" (3.61m x 3.52m)

Front aspect double glazed window, ceiling light point, radiator.

BEDROOM TWO 11'5" + recess x 8'7" + recess (3.48m + recess x 2.64m + recess)

Front aspect double glazed window, ceiling light point, radiator.



BEDROOM THREE 8'5" x 8'5" (2.58m x 2.58m)

Rear aspect double glazed window, ceiling light point, radiator.

BATHROOM 7'11" x 5'6" (2.43m x 1.7m)

Rear aspect obscure glass double glazed window, re-fitted wet room comprising: open walk in shower, pedestal wash basin, push flush WC, radiator.

FRONT GARDEN

Part walled front garden mainly laid to a block paved driveway providing parking for two cars. Level lawn to side with potential for further parking.

REAR GARDEN

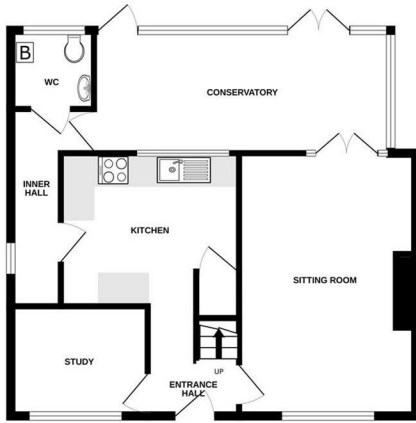
Part walled rear garden mainly laid to block paving with a raised flower and shrub bed, and good size timber shed/workshop.

DIRECTIONS

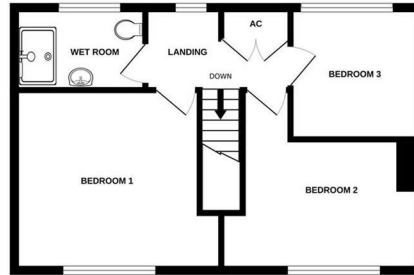
Leave the Allan Morris office in Upton and turn right towards the rugby club. Turn left at the fire station into Minge Lane. Take the second right turning right into Rectory Road. Proceed almost to the end and Hall Green is the last left hand turn. The property can be found on the left hand side as indicated by the Allan Morris 'For Sale' board. For more details or to book a viewing, please call our Upton office on 01684 891348.



GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

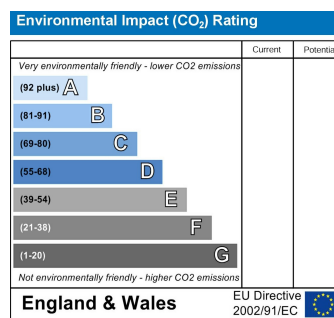
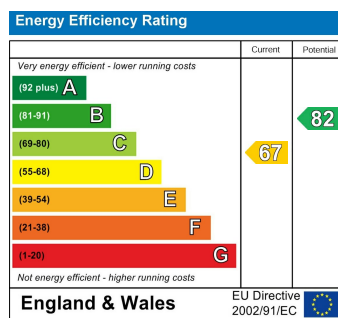


TOTAL FLOOR AREA: 1062 sq.ft. (98.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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.
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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, gas, 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: B
ENERGY PERFORMANCE RATINGS: Current: D77 Potential: B82
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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