



6 Oak Row, Upton-Upon-Severn, WR8 0JU

£155,000

An end terrace, freehold, one bedroom house, situated in the very heart of Upton upon Severn, a short walk to the town's shops, and river side. The accommodation comprises; lounge diner, inner hall with storage, fitted kitchen, double bedroom, full separate bathroom. The property benefits from gas central heating and no onward chain. Situated in the centre of the town the property offers great potential as a rental, first time buyer, or second home bolthole.



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LOUNGE / DINER 14'8" max x 8'5" (4.49m max x 2.57m)

Access via uPVC double glazed front door, dual aspect with front and side bay windows, three wall light points, radiator, wood plank effect flooring. Door to:

INNER HALL

Side aspect double glazed windows, wall light point, built in under stairs cupboard, stairs to first floor, continued wood plank flooring,, open plan to:

KITCHEN 8'7" x 7'9" (2.62m x 2.38m)

Side aspect window, ceiling light point, extractor, refitted kitchen comprising: floor mounted cream units under a wood block effect work surface, stainless steel single drainer sink unit, integral electric hob with oven below, space and plumbing for washing machine, space for further appliances, continued wood plank flooring, wall mounted Worcester gas boiler.

LANDING

Ceiling light point, access to roof space, door to:

BEDROOM ONE 12'7" + wardrobe x 8'11" (3.86m + wardrobe x 2.72m)

Rear aspect window, front and side aspect window, ceiling light point, radiator, built in double wardrobe with hanging rail and shelving.

BATHROOM 9'9" max x 4'11" (2.99m max x 1.51m)

Side aspect window, ceiling light point, extractor, white suite comprising: panel bath with mixer shower over, pedestal wash basin, WC, radiator.

OUTSIDE

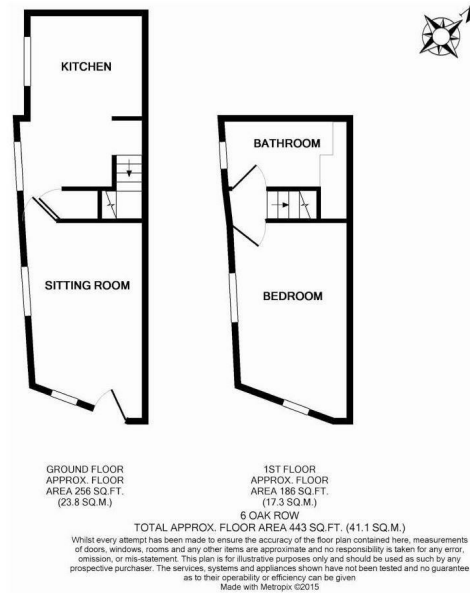
Access to the property is directly from Oak Row. There is no outside space that is owned by the property, but both the Riverside, The Upton Ham Nature Reserve, and the town parks are a short walk away. The property itself has no parking, but there is parking available on the streets nearby, or in the town's car parks.

DIRECTIONS

From the Allan Morris Office in Upton head to the town centre and turn right into Court Street. Follow the road around to the right and bear right at the fork into Court Row. The property will be found on the right hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing, or with any queries, please either call 01684 891348, email upton@allan-morris.co.uk or pop in and say hi.







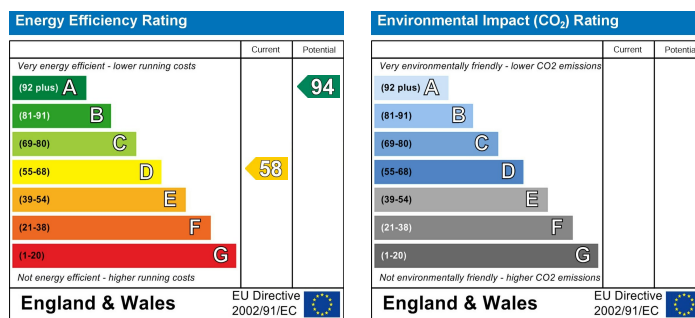
TENURE: We understand the property to be Freehold, but this should be confirmed by your solicitor.

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, 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: B

ENERGY PERFORMANCE RATINGS: Current D58: Potential: A94



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