



**86 The Beeches, Worcester, WR8 0QQ**

**£325,000**

Situated in this popular residential area, this detached bungalow is very well presented and maintained, but would benefit from some further updating. In brief, the accommodation comprises: entrance hall, living/dining room, kitchen, utility room, garden room, two double bedrooms and a recently installed wet room. It has generous parking and an extended garage with recently installed electric up and over door. There is a good sized, easily managed garden at the back with a greenhouse. Oil fired central heating and double glazing. Offered in a NO CHAIN SALE SITUATION, we recommend internal viewing to appreciate what this lovely home has on offer.



# 86, The Beeches, Upton-Upon-Severn, Worcester, WR8 0QQ

## ENTRANCE

Accessed over driveway leading to autumn leaf patterned double glazed door and side panel opening into:

## HALLWAY

Radiator with cover and shelf over, power point, telephone point, airing cupboard with insulated hot water cylinder, shelving and drawers.

## KITCHEN 11'1" x 8'1" (3.38m x 2.48m)

Fully fitted with matching range of wall and base units, side and rear facing double glazed windows, radiator with shelf over, inset stainless steel sink unit, space for under worktop fridge and freezer, Danesmoor oil fired central heating boiler, inset calor gas hob with cover and double oven, power points and door to:

## UTILITY ROOM 10'5" x 6'6" (3.2m x 1.99m)

Matching base cupboards and laundry cupboard, inset stainless steel sink unit, space for washing machine, door to garage, double glazed windows, ceiling and door to the garden. Doorway and side panel to:

## GARDEN ROOM 11'11" x 6'6" (3.65m x 1.99m)

Rear facing and side facing window, power points and light.

## LIVING/DINING ROOM 17'1" x 11'1" (5.22m x 3.40m)

Double glazed patio doors onto garden room and double glazed side door, two radiators with covers and shelves over, matching wall and ceiling lights, television and power points.

## BEDROOM ONE 13'6" x 12'5" (4.13m x 3.8m)

Front facing double glazed window, radiator, electric heater, built-in wardrobes and drawers, power points, shelving and telephone point.

## BEDROOM TWO 8'11" x 8'9" (2.74m x 2.69m)

Front facing double glazed window, shelving, power points, radiator.

## WET ROOM 6'9" x 5'5" (2.08m x 1.66m)

Fitted in February 2024, non slip flooring, built-in sink with drawer under, extraction unit, obscure double glazed window, ladder style radiator, downlights.

## EXTERNALLY - REAR GARDEN

Fully enclosed and private patio area, tap and light, ramp and step up to raised vegetable beds, hard standing with greenhouse, further pebbled area with inset grasses. There is a walkway around the level lawn which leads around the bungalow with pebbled side area and pedestrian gate to the front.





## **GARAGE 25'8" x 7'4" (7.83m x 2.26m)**

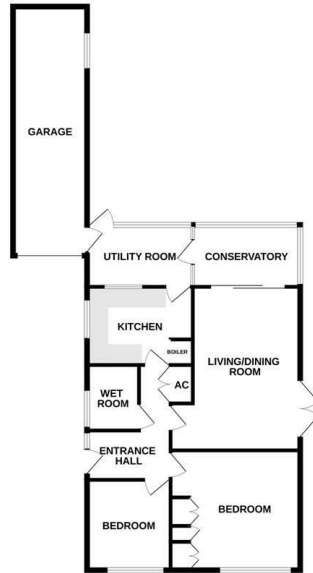
Brick construction, extended, with electric up and over door (installed Feb 24), power, light and water.

## **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 little spur road on the right and the property can be found on the left 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](mailto:upton@allan-morris.co.uk)



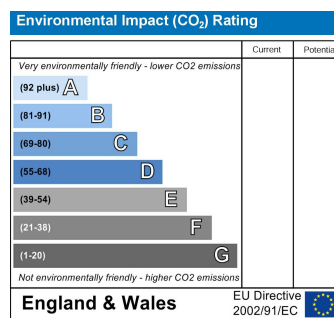
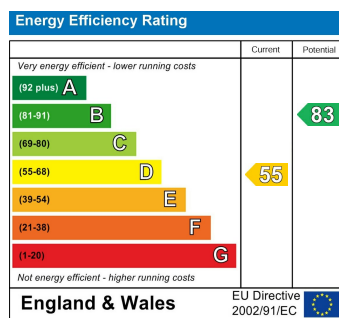
GROUND FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 1010 sq.ft. (93.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurement 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 guidance purposes only and should be used as such for any prospective purchase. The vendor, agent or applicant shall not be liable for any error or omission or for any loss or damage as to their accuracy 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 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:D55 Potential: B83  
**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700



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