



## 102 The Beeches, Upton-Upon-Severn, WR8 0QQ

Price Guide £250,000

A semi-detached two bedroomed bungalow in this popular residential location. In brief, the accommodation comprises: Hallway with airing cupboard, Fitted kitchen with recently installed Worcester Greenstar boiler (oil-fired), living room, two bedrooms and shower room. The garden has been well loved and planted and includes a summer house, greenhouse and the oil tank discreetly hidden behind the garage. The property comes in a NO CHAIN SALE situation and early viewing is strongly advised.





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## ENTRANCE

Approached over tarmac drive to obscure double glazed door opening into:

## HALLWAY

Power points, radiator with shelf, airing cupboard with insulated hot water cylinder and shelving, high level display shelving, door to:

## KITCHEN 9'6" x 9'6" (2.9m x 2.9m)

Side and rear facing double glazed windows, double glazed rear door, range of wall and base units, inset single drainer sink unit with mixer tap, power points, space and plumbing for washing machine, recently installed Worcester Greenstar boiler (oil).

## LIVING ROOM 19'4" x 12'2" (max) (5.9m x 3.73m (max))

Double glazed patio doors, triple wall lights, power points, television point, electric fire in wooden surround with display cupboards set on stone hearth.

## BEDROOM ONE 10'9" x 8'10" (to wardrobes) (3.3m x 2.7m (to wardrobes))

Double glazed front facing bay windows, mirror fronted triple wardrobe with hanging rail and shelving, power points, telephone point, radiator.

## BEDROOM TWO 9'6" x 7'10" (2.9m x 2.4m)

Front facing double glazed window, power point, radiator.

## SHOWER ROOM 6'4" x 5'1" (1.95m x 1.55m)

Obscure double glazed window, glazed shower unit, hand basin set into vanity unit with mirror over, close coupled WC, radiator, extractor unit.

## EXTERNALLY

To the rear of the bungalow is a covered patio and high level pedestrian gate to the driveway. The garden, which one can see, has been lovingly tended over the years. It is level and enclosed with beautifully stocked shrub and flower beds, a trellis archway with rambling roses. through which a flag stone and stone chip walkway leads to the summer house. A further walkway leads to the pedestrian door of the garage and round to a greenhouse, wooden shed, storage area and oil tank.

## FRONT GARDEN

The property is well set back from the road with the frontage being well planted with shrubs, a walkway round the front of the property. flagstone and chipped area, driveway leading to the garage and offering several parking spaces.



## **GARAGE 17'4" x 7'6" (5.3m x 2.29m)**

Of brick construction with an up and over door, side and rear window, door, power, light, storage and a work bench area.

## **DIRECTIONS**

From the Allan Morris Upton upon Severn office proceed over the river bridge. After passing the Marina on the right, take the turning right signed to Ryall. Take the second turning right into The Beeches where the property can 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 call us on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

## **AGENT'S NOTE**

Probate has not yet been granted. It is suggested that it should be through end September/early October.



GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



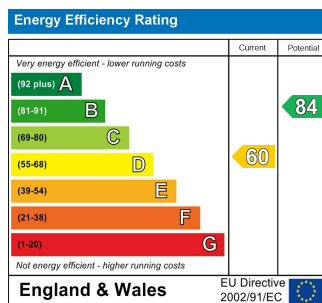
TOTAL FLOOR AREA: 751 sq.ft. (69.8 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is to 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. Carpets and curtains are included in the sale.  
**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: C  
**ENERGY PERFORMANCE RATINGS:** Current: D60 Potential: B84  
**SCHOOLS INFORMATION:** Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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