



## Cutters Cottage, 4b Court Street, Upton-Upon-Severn, WR8 0JT

£175,000

A beautifully presented mid terraced two bedroom cottage in the heart of Upton upon Severn, a short level walk to the towns' shops, amenities and riverfront. The accommodation comprises; Ground floor- entrance hall, sitting room with electric fire and storage cupboard for washing machine, refitted kitchen with electric oven & hob and space for fridge/freezer. First floor- double bedroom, bathroom with WC, wash hand basin and bath with shower over. Second floor- double bedroom. Further benefits include gas fired central heating and small courtyard to the rear. For sale with no onward chain, viewing a must to appreciate the condition and location of home on offer.



# Cutters Cottage, 4b, Court Street, Upton-Upon-Severn, WR8 0JT

## ENTRANCE HALL

Accessed from Court Street via a solid wood front door with glass pane and fitted blind, smoke alarm, fitted door mat, stairs to first floor, door to:

## SITTING ROOM

Twin, front aspect, double glazed windows with fitted blinds, exposed ceiling beam, feature wooden fire surround with inset electric living flame effect fire, radiator, wood plank effect flooring, door to under stairs utility cupboard with space and plumbing and power for washing machine, solid wood door to:

## KITCHEN

Rear aspect double glazed window with fitted blind, fire alarm, re-fitted kitchen comprising of a range of floor and wall mounted oak effect units under a stone effect worktop, stainless steel single drainer sink unit, integral electric hob with oven below and stainless steel cooker hood over, space for further appliance, radiator, stone effect floor, part glazed solid wood door to rear courtyard.

## FIRST FLOOR LANDING

Smoke alarm, space saver stairs to second floor, solid wood doors to:

## BEDROOM ONE

Front aspect window with fitted blind, exposed ceiling beams, radiator.

## BATHROOM

Rear aspect obscure glass double glazed window, recessed ceiling down lighters, extractor, refitted white suite comprising of; bath with shower over and screen to side, pedestal wash hand basin with wall light over, push flush WC, heated towel rail, wall mounted Worcester gas boiler, carbon monoxide detector, stone effect floor.

## SECOND FLOOR LANDING

Smoke alarm, exposed beam, wood door to:

## BEDROOM TWO

Front aspect second glazed window with fitted blind, exposed wall beams, radiator.

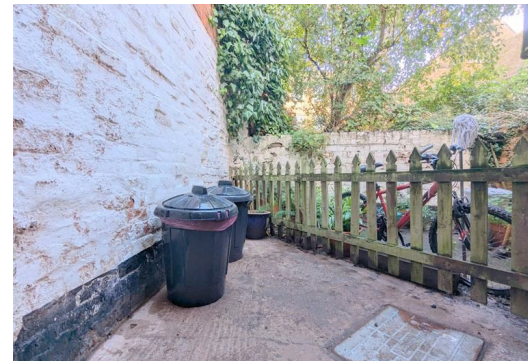
## REAR GARDEN

Small courtyard style rear garden with space for bike storage and a small table and chairs.

## DIRECTIONS



From the Allan Morris Upton office turn left towards Upton cross. Turn right into Court Street and follow the road to the right. Cutters Cottage can be found on the right after a short distance as indicated by the Allan Morris For Sale board. Please contact Allan Morris Upton on 01684 891348 with any queries or to arrange a viewing of this property.





Title: 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 may be available by separate arrangement. New Carpets throughout are included in the sale.

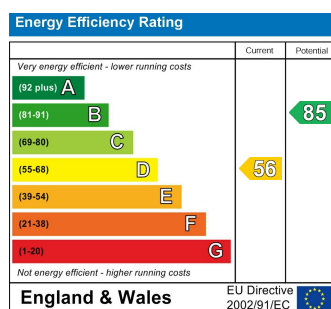
Services: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

Outgoings: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

Energy Performance Rating: Current: D56 Potential: B85

Schools Information: Local Education Authority: Worcestershire LA: 01905 82270 Catchment area for Hanley Castle High School

## EPC



## Material Information Report

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