



11 The Beeches, Upton-Upon-Severn, WR8 0QQ

£220,000

A semi detached, three bedroom home, on the outskirts of Upton upon Severn, in need of renovation and refurbishment, for sale with no onward chain. The accommodation comprises; entrance hall, front to back lounge diner with doors to the rear garden, kitchen, three bedrooms, bathroom. The property is in need of renovation and refurbishment throughout, the central heating system needs replacing, double glazing is already in place. Gardens to front and rear, driveway for providing parking at a number of cars. Viewing a must to appreciate the condition and potential of home on offer. For sale with onward chain.



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ENTRANCE HALL

Accessed via an obscure glass double glazed front door with matching window to side, ceiling light point, built-in boiler cupboard housing oil fired warm air central heating boiler (in need of replacement), stairs to first floor, doors to:

LOUNGE/DINER 23'5" x 11'5" narrowing to 9'7" (7.14m x 3.48m narrowing to 2.94m)

Dual aspect with front facing double glazed window and rear aspect double glazed sliding doors to rear garden, two ceiling light points, serving hatch to kitchen.

KITCHEN 9'7" x 8'1" (2.94m x 2.47m)

Rear facing double glazed window, ceiling light point, fitted kitchen comprising of a range of floor and wall mounted wood effect units under a marble effect work surface, stainless steel sink unit, integral electric hob, integral oven, extractor, space and plumbing for washing machine, built-in under stairs storage cupboard, double glazed door to side giving access to the drive.

LANDING

Side aspect obscure glass double glazed window, ceiling light point, access to roof space, built-in airing cupboard with hot water cylinder and slatted shelving. Doors to:

BEDROOM ONE 12'5" x 11'1" (3.81m x 3.39m)

Rear aspect double glazed window, ceiling light point.

BEDROOM TWO 10'7" x 10'0" (3.25m x 3.06m)

Obscure front aspect double glazed window with view over The Beeches to the Malvern Hills in the distance, ceiling light point.

BEDROOM THREE 8'0" max x 7'8" max (2.44m max x 2.36m max)

Front aspect double glazed with view over The Beeches to the Malvern Hills, built-in over stairs storage cupboard.

BATHROOM 6'10" x 5'6" (2.10m x 1.68m)

Rear aspect obscure glass double glazed window, ceiling light point, coloured suite comprising: panel bath with electric shower over, pedestal wash hand basin, WC, radiator.



FRONT GARDEN

Mostly laid to lawn with a flower bed immediately in front of the property. A driveway provides parking and for three cars, with potential for more. Gated access to the rear garden.

REAR GARDEN

Initial patio accessed from the lounge diner, with the remainder of the garden left to lawn with flower and shrub beds to the side and a conifer screen to the rear. Timber garden shed.

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 where the property can be found on the left hand side after the corner 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





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

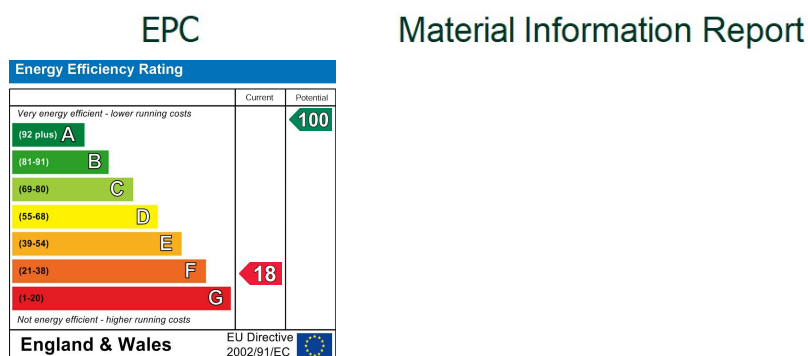
FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains electricity, 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:G18 Potential: A100

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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