



## 6 Cottage Row, Upton-Upon-Severn, WR8 0JX

£215,000

A well-presented, recently re-furbished terraced cottage. Centrally located in thriving Upton-upon-Severn, set back from the road with ample off-road parking and a garden. The property is centrally heated and double glazed and has accommodation that comprises; sitting room, breakfast kitchen with pantry housing boiler, first floor landing, two bedrooms and a newly fitted shower room. The property is found within walking distance of all amenities in Upton and transport links. Offered with no onward chain, this would make an ideal first buy, investment property or holiday cottage. Viewing highly recommended.



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## LOCATION

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Pershore, Worcester and Malvern.

## SITTING ROOM 11'9" x 10'10" (3.59m x 3.32m)

UPVC door and window to the front aspect, fireplace with an electric fire, tv and power points, step up and door to:

## BREAKFAST KITCHEN 10'11" x 9'0" (3.33m x 2.76m)

UPVC window and wooden door to the rear aspect, newly fitted kitchen with a matching range of wall and base units with worksurface over, stainless steel sink and drainer with taps over, integrated appliances including electric oven, hob and extractor hood over, integrated fridge freezer, door to the under stairs cupboard (housing a power point), door to the pantry (housing the gas central heating boiler, shelving and window to the rear aspect), stairs leading to the first floor.

## FIRST FLOOR LANDING

Loft access. Doors to

## BEDROOM ONE 11'6" x 9'9" (3.53m x 2.99m)

Front facing uPVC window, radiator.

## BEDROOM TWO 10'11" x 4'8" (3.35m x 1.44m)

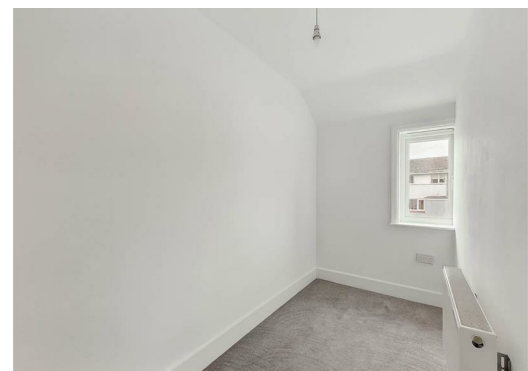
Rear facing uPVC window, radiator.

## SHOWER ROOM 6'3" x 6'3" (1.93m x 1.92m)

Rear facing obscured, uPVC window, newly fitted suite comprising shower cubicle with sliding door, low level WC, wash basin, heated towel rail.

## OUTSIDE

To the rear is a courtyard area that has shared access to the row of the terrace, There is a brick outbuilding that is a useful shed/store. To the front is a long front garden laid to stone chippings for a 2 car driveway. There is also a timber shed and area of garden to be cultivated, with the front door accessed via a shared pathway.







**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, gas, 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.

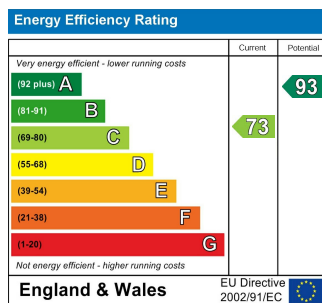
**OUTGOINGS:** Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

**ENERGY PERFORMANCE RATINGS:** Current C73 Potential A93

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

### EPC

### Material Information Report



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