

2 Riverside Close, Upton-Upon-Severn, WR8 0JN

£399,950

A very well presented, extended and much improved detached family home, situated in a popular and convenient location found close to the centre of Upton town centre. The property comprises; entrance hall, sitting room, inner hallway, laundry room and WC, open plan kitchen dining room that opens to the garden at the rear. To the first floor are four bedrooms, master with re-fitted en-suite shower room and family bathroom. The property has a driveway and workshop/garage, front and generous rear garden. The property is found in a cul-de-sac location, a short walk away from the vibrant town centre of Upton-upon-Severn. We highly recommend a viewing of this immaculate and deceptively spacious family home.



2, Riverside Close, Upton-Upon-Severn, WR8 0JN

LOCATION

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, two banks, medical centre, library, three churches, primary school and popular secondary school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

ENTRANCE HALL

uPVC front door, stairs to first floor, door to;

SITTING ROOM 13'5" x 15'0" (4.09m x 4.58m)

Front facing uPVC window, radiator, television point, wall light points.

INNER HALLWAY

Door to the side aspect, large understairs storage cupboard. Cupboard housing boiler, open plan to kitchen, door to;

LAUNDRY ROOM 6'0" x 5'1" (1.83m x 1.55m)

Storage cupboards, worktop with inset sink and drainer unit, space and plumbing for washing machine and tumble dryer, radiator, stone floor. Door to:

CLOAKROOM

Low level WC, wash basin, extractor fan, continued stone floor.

KITCHEN DINING ROOM 17'5" x 12'4" (5.33m x 3.76m)

Modern re-fitted open plan kitchen with range of fitted eye and base level units, worktop with inset stainless steel sink and drainer unit, electric double oven, gas hob with stainless steel extractor hood over, integrated dishwasher, integrated fridge freezer, island with breakfast bar, radiator, stone tiled floor, rear facing uPVC window and double French doors opening to the garden.

FIRST FLOOR LANDING

Generous landing space with side facing uPVC window, loft access, doors to:

BEDROOM ONE 12'1" x 8'4" (3.69m x 2.55m)

Rear facing uPVC window, radiator, door to:

EN SUITE SHOWER ROOM

Side facing uPVC window, large shower cubicle with rainfall shower head, low level WC, wash basin, tiled floor and walls.

BEDROOM TWO 10'2" x 8'4" (3.10m x 2.55m)

Rear facing uPVC window, radiator, built-in double wardrobe with sliding mirror doors, spot lighting.



BEDROOM THREE 9'10" x 8'11" (3.00m x 2.74m)

Front facing uPVC window, radiator, spot lighting, phone and broadband point.

BEDROOM FOUR 8'11" x 8'1" (2.73m x 2.48m)

Front facing uPVC window, fitted dressing room/study furniture, recessed storage, radiator, spot lighting.

BATHROOM 9'8" x 6'2" (2.97m x 1.89m)

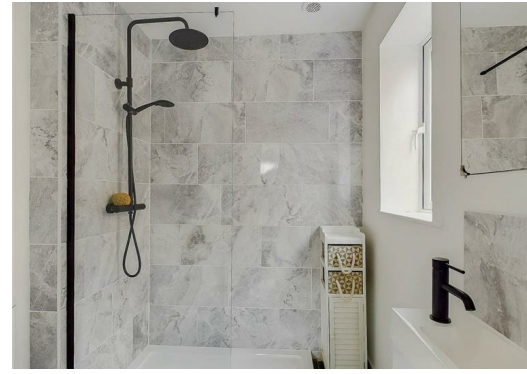
Panel bath with shower, shower screen and mixer attachment over, vanity unit with circular ceramic wash basin and mixer tap, storage cupboards and low level LED lighting below, low level WC, tiled floor, extractor fan, heated towel rail.

OUTSIDE

The property has a front garden that is laid to lawn with a shrub and flowering border. Driveway leads to the side of the property through a pair of gates and gives access to a detached garage/workshop measuring 5.23m x 2.50m, power and light connected. The rear garden is a real feature of the property, generous in size, enclosed by timber fencing and brick wall to the rear, laid again to lawn with initial deck seating area, a path leads to the rear, shrub and flowering borders, timber pergola structure over a seating area, Gated side access, timber summer house, outside power point and outside tap.

DIRECTIONS

From the Upton office of Allan Morris, head towards the river - at the cross roads turn right into Court Street. Follow the road round taking the next left into Severn Drive, then next right into Gardens Walk. Take the next left into Riverside Close - No 2 can be found on the right hand side. To arrange a viewing, please telephone either 01684 891348, or 01684 561411.





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 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: C

ENERGY PERFORMANCE RATINGS: Current: C70 Potential: B85

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



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