



3 Laburnum Walk, Upton-Upon-Severn, WR8 0LW

£550,000

A detached Victorian cottage with three quarters of an acre of garden, located in the centre of Upton on Severn, with potential to extend and refurbish. Plus with its wide and deep plot, there may be the possibility of further development, all subject to necessary pp.

The property is within a short walk of shopping facilities, primary school, sports field and local bus services and has exceptional outside space for potential extension/development for extended families, working from home or keen gardeners.

Briefly comprising:- entrance hall, dining room with fireplace, sitting room with log burner, kitchen/living room across the rear of the house with walk in larder, separate rear lobby with cloakroom/utility, three bedrooms and first floor bathroom. There is ample parking close to the property and land with two greenhouses and numerous trees including a range of fruit trees.

Viewing highly recommended if you are looking for a property with potential to take advantage of its 0.72acre garden.



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ENTRANCE

Solid original front door opens to:

RECEPTION HALL

With stairs to first floor, door to cellar located under dining room, radiator, quarry tiled floor. Doors to:

DINING ROOM 11'8" x 11'2" (3.58m x 3.42m)

Front aspect multi paned, sash window, double radiator under, wood floor, fireplace with decorative tiles and open grate, timber mantle surround.

SITTING ROOM 11'11" x 12'4" (3.64m x 3.78m)

Front aspect multi paned, sash window, log burner on tiled hearth, radiator. Door to:

KITCHEN DINING LIVING ROOM 19'4" x 8'10" (5.91m x 2.71m)

Rear aspect window, rear aspect multi paned, French doors to garden, chimney recess with log burner, quarry tiled floor, single drainer sink unit with cupboards under and to the side, space and plumbing for dishwasher, further cupboards with space for fridge, radiator. Doors to:

WALK IN PANTRY 9'10" x 4'0" (3.02m x 1.22m)

Side aspect window, shelving, quarry tiled floor.

SIDE HALL 5'7" x 2'11" (1.71m x 0.91m)

With half glazed stable door to garden, continuing quarry tiled floor, hanging for coats. Door to:

UTILITY/CLOAKROOM 5'5" x 5'6" (1.67m x 1.69m)

Side aspect opaque glazed window, low flush WC, single drainer sink unit with cupboard under, plumbing for washing machine.

SPLIT LEVEL LANDING

With front aspect multi paned, sash window, loft access, central heating control panel and doors to:

BATHROOM

Rear aspect opaque glass sash window, radiator under, bath with tiled surround and thermostatic shower, WC, wash basin, radiator, door to cupboard housing gas fired combi boiler.

BEDROOM THREE 9'11" x 8'0" (3.03m x 2.44m)

Rear aspect multi paned, sash window, radiator, hatch to loft.

BEDROOM TWO 11'11" x 11'4" (3.65m x 3.46m)

Front aspect multi paned, sash window, original decorative fireplace.

BEDROOM ONE 12'0" x 12'4" (3.68m x 3.78m)

Front aspect multi paned, sash window, original decorative fireplace, stripped wood floor, built-in wardrobe and shelving.



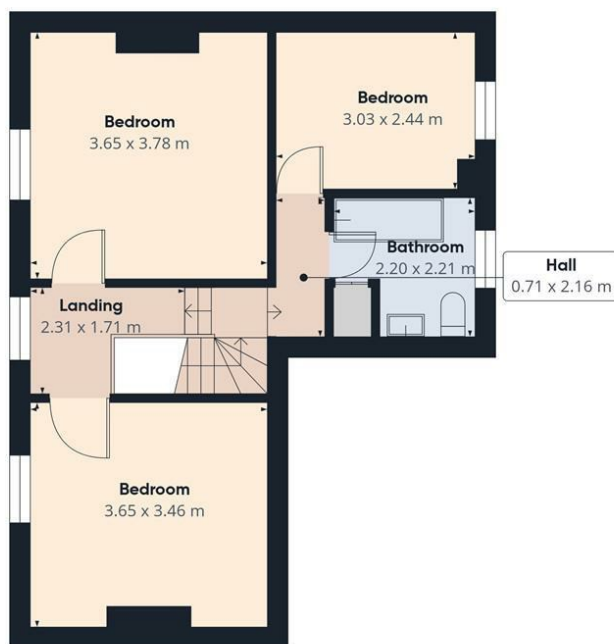
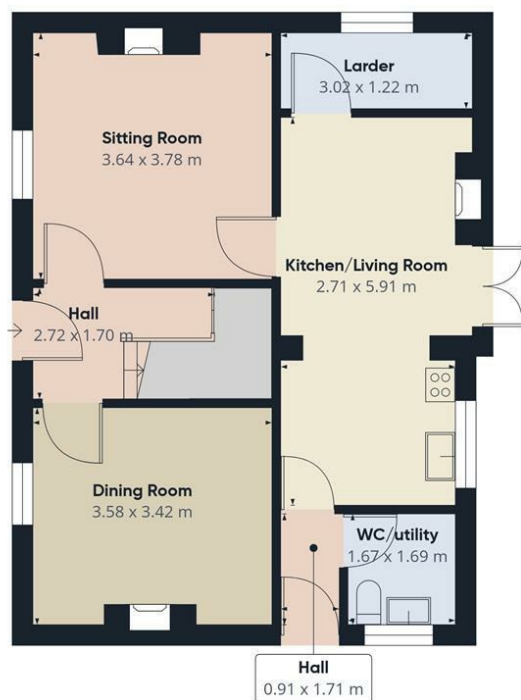
OUTSIDE

To the front of the property is an area of garden with clipped hedging and sculpted trees. A driveway at the side leads to a parking area and large area of lawns, with inset veg beds, two greenhouses. As you go further down the garden there are numerous trees including damsons, cooking apple, walnut trees. The grounds are 0.72 of an acre.

DIRECTIONS

From the Allan Morris office in Upton upon Severn, turn right and proceed in a Southerly direction out of town. Take the turning just after the church on your left into Minge Lane. Laburnum Walk is the third turning on the right hand side and No 3 can be found on the left.





Approximate total area⁽¹⁾
100 m²

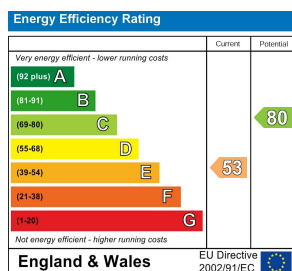
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

EPC

Material Information Report



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.

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: D

ENERGY PERFORMANCE RATINGS: Current: E53 Potential: C80

SCHOOLS INFORMATION:

Local Education Authority: Worcestershire LA: 01905 822700

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