



4 Old Street, Upton upon Severn, WR8 0HA

£280,000

A freehold Grade II listed former restaurant and kitchen in great condition, with an independently accessed three bedroom apartment above. The commercial element comprises: a long shop/service space, commercial kitchen area and pantry, externally accessed disabled cloakroom, cellar for storage. Residential duplex apartment comprising: entrance, sitting room, breakfast kitchen, utility, bathroom, cloakroom, second reception/third double bedroom, two further top floor double bedrooms. Located in the heart of Upton upon Severn the commercial aspect is ideally suited to take advantage of the towns thriving cultural and music festivals and regional attractions such as the Malvern Hills and Three Counties Showground. The apartment in good order would achieve a rental in the region of £875pcm. Offered with no onward chain viewing is advised to appreciate the potential of the property on offer.



4, Old Street, Upton upon Severn, WR8 0HA

JOINT ENTRANCE

Accessed via glazed door from Old Street, light point, door to apartment, door to restaurant/shop.

RESTAURANT / SHOP 9.47 x 3.81 narrowing to 2.52

Front aspect window, five light points, wood plank flooring, four wall light points. Bespoke oak counter with shelving and bespoke tall cupboard and shelf over, understairs storage cupboard, two radiators. Door to rear passage leading to cloakrooms, steps down to cellar, door to:

KITCHEN 16'6" x 7'6" (5.05m x 2.29m)

Side aspect window, two light points, wide range of stainless steel catering equipment to include sinks, cooker, and dishwashers, ?, dishwasher. Doorway to:

PANTRY 7'4" x 4'11" (2.25m x 1.51m)

Lights, wall mounted gas boiler, shelving.

REAR COURTYARD

Walled rear courtyard, providing outside space and giving access to:

CUSTOMER CLOAKROOM 8'11" x 7'4" (2.73m x 2.24m)

Accessed from courtyard, side aspect double glazed window, two ceiling light points, disabled friendly wash hand basin, pedestal wash hand basin, push flush WC with handrails to side, hot air hand dryer, baby change, radiator, built-in store cupboard. When refitted the cloakroom was also designed to be suitable for disability use.

CELLAR 14'0" x 12'8" (4.27m x 3.87m)

Two light points, brick floor, providing useful storage.

APARTMENT

Accessed via joint entrance, stairs with recessed lights over lead to:

LOUNGE DINER 16'0" x 12'8" (4.90m x 3.87m)

Rear aspect sash window, two ceiling light points, radiator, wood laminate flooring, stairs to first floor, door to bedroom, doorway to:



BREAKFAST KITCHEN 16'4" x 7'11" (5.00m x 2.43m)

Two side aspect windows, recessed ceiling down lighters, fitted kitchen units under a granite effect work surface, stainless steel single drainer sink unit, space for cooker, space for table, tile effect floor, wall mounted Worcester boiler, radiator, door to:

UTILITY 7'5" x 4'9" (2.28m x 1.45m)

Side aspect window, ceiling light point, granite effect work surface with space for appliances under including plumbing for washing machine, tile effect floor, doorS to:

BATHROOM 7'4" x 6'6" (2.26m x 1.99m)

Window to side aspect, recessed ceiling downlighters, extractor, bath with shower over and screen to side, pedestal wash hand basin, part tiled walls, tile effect floor, heated towel rail.

CLOAKROOM

Ceiling light point, extractor, wash hand basin, WC, radiator, tile effect floor.

SECOND RECEPTION/BEDROOM THREE 14'0" x 12'3" max (4.28m x 3.74m max)

Front aspect sash window, ceiling light point, feature fireplace with wooden surround and tiled sides and hearth, radiator, wooden flooring, over stairs storage wardrobe.

LANDING

Accessed via stairs from living room, high level double glazed windows, ceiling light point, doors to:

BEDROOM ONE 13'2" x 12'9" (4.03m x 3.90m)

Twin rear aspect windows, ceiling light point, coving to ceiling, wooden flooring, radiator, built in wardrobe.

BEDROOM TWO 14'0" x 12'3" (4.29m x 3.75m)

Front aspect sash window overlooking Old Street, ceiling light point, coving to ceiling., wooden flooring, radiator.

DIRECTIONS

From the Upton office turn left towards the town centre and the property can be found on the left hand side just after the Memorial Hall. To arrange a viewing or with any queries please call us on 01684 891348 or email upton@allan-morris.co.uk

WHAT THREE WORDS:





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

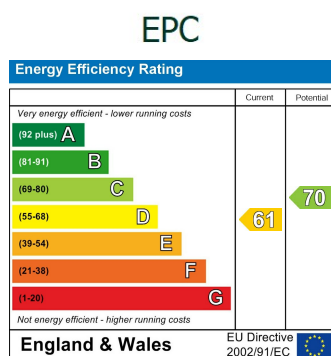
Fixtures and Fittings: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

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: A

Energy Performance Rating: Residential - current D61 potential C70 - Commercial 119 E

Schools Information: Local Education Authority: Worcestershire LA: 01905 822700



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