



Hidaway Cottage Court Street, Upton-Upon-Severn, WR8 0JT

£250,000

A charming cottage situated in a very secluded position in the centre of the charming and bustling town of Upton-upon-Severn. Hidaway Cottage is aptly named, being hidden from view and accessed only by a gated pathway. The property consists of; vaulted sitting room, with wood burner, modern fitted kitchen, cloakroom, dining room, two bedrooms and a first floor bathroom. The property has a courtyard garden accessed from all downstairs rooms and is double glazed and centrally heated. The property is very close to all the facilities, shops and events in Upton and would be a fantastic holiday let, investment or first time buy. Early viewing is highly recommended.



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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, 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

SITTING ROOM 11'11" x 9'3" (3.64m x 2.82m)

Front facing uPVC double doors, feature vaulted ceiling with exposed beams, Cast Iron wood burner with stone built hearth, radiator, television point, light and ceiling fan.

KITCHEN 13'4" x 9'0" (4.07m x 2.76m)

Front facing uPVC window and door to the courtyard, contemporary style fitted kitchen with wooden worktops, inset one and a half ceramic sink drainer unit and mixer tap, integrated electric oven and hob, with extractor hood over, plumbing for washing machine and dishwasher, space for fridge and freezer, tiled floor, radiator, wall mounted Worcester combi boiler, glazed door opens to Dining Room.

WC

Side facing double glazed window, low level WC, wash basin, continued tiled floor.

DINING ROOM 13'1" x 11'10" (4.00m x 3.62m)

Front facing uPVC double glazed window, uPVC door to the gardens. Open stairs lead up to the first floor, radiator, television point.

FIRST FLOOR LANDING

Radiator, doors to:

BEDROOM ONE 10'0" x 11'10" (3.07m x 3.63m)

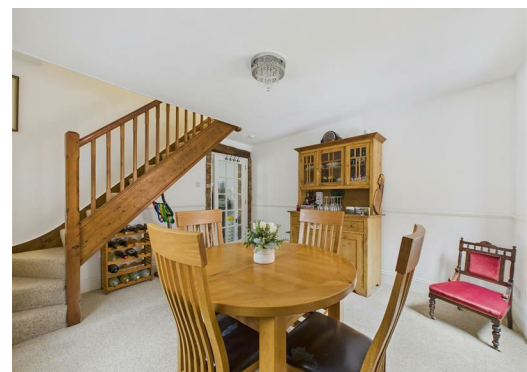
Front facing uPVC window, radiator, large store cupboard, light and ceiling fan,

BEDROOM TWO 8'3" x 9'9" (2.54m x 2.99m)

Front facing double glazed window, radiator, semi-fixed furniture that is a desk unit that folds out to a double bed (available by negotiation), loft access, television point.

BATHROOM 6'3" x 6'0" (1.92m x 1.83m)

Front facing uPVC window, corner shower cubicle, low level WC, wash basin with storage below, radiator, wood effect floor, extractor fan, tiled walls.



DIRECTIONS

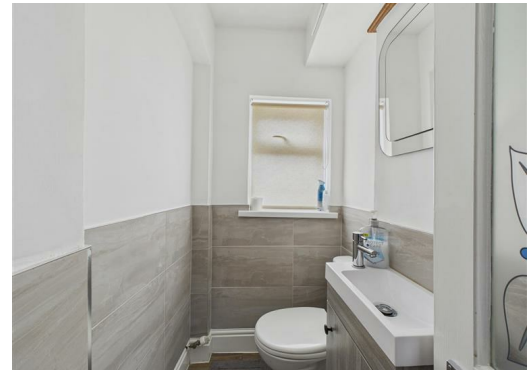
From the Allan Morris Upton office turn left towards Upton cross. Turn right into Court Street and follow the road to the right. Hidaway Cottage can be found through a gated entrance on the right.. Please contact Allan Morris Upton on 01684 891348 with any queries or to arrange a viewing of this property.

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ASKING PRICE

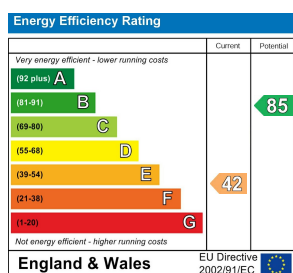
£250,000





EPC

Material Information Report



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 may be available by separate arrangement. New Carpets throughout are included in the sale.

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: A

Energy Performance Rating: Current: E42 Potential: B85

Schools Information: Local Education Authority: Worcestershire LA: 01905 82270 Catchment area for Hanley Castle High School

- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
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