



## 4 New Street, Upton-Upon-Severn, WR8 0HR

£365,000

A beautifully and extensively refurbished Grade II Listed property in the very heart of Upton upon Severn Conservation Area offering versatile residential accommodation over three floors, a ground floor retail space, and a courtyard garden with workshop. The residential accommodation comprises; Entrance hall, reception hall, cloakroom, sitting room with inglenook fireplace & woodburner, dining room, conservatory, kitchen, cellar, four double bedrooms, two en-suites and a main bathroom. Ground floor town centre retail space currently let at £350 pcm. Further benefits include; gas central heating and an enclosed low maintenance garden to the rear with workshop/store. Viewing a must to appreciate the versatility and condition of home on offer.





# 4, New Street, Upton-Upon-Severn, WR8 0HR

## ENTRANCE HALL

Accessed via a part obscure glass door from New Street, double glazed roof light to side aspect, ceiling light point, exposed beams, built-in storage cupboard, glazed door to garden room and main hall, door to:

## CLOAKROOM

Double glazed roof light, wall light point, white suite comprising: wash hand basin, push flush WC.

## MAIN HALL

Ceiling light point, stairs to first floor, door to stairs to cellar, radiator, fitted shelving - NB this is built into the original door in to the shop and so could be removed to give direct access to the shop if required. Glazed door to:

## SITTING ROOM 14'3" max x 11'4" (4.35m max x 3.46m)

Side aspect double glazed window into the conservatory, ceiling light point, exposed ceiling and wall beams, large feature inglenook fireplace with gas fired 'wood burner' on quarry tiled hearth, radiator, wood plank effect flooring, glazed door to conservatory, doorway to:

## DINING ROOM 10'2"x x 8'6" (3.10mx x 2.60m)

Rear and side aspect double glazed window, exposed ceiling beams, ceiling light point, radiator, wood plank effect floor, doorway to:

## FITTED KITCHEN 8'9" x 7'3" (2.69m x 2.23m)

Sider aspect window, ceiling light point, exposed beams, fitted kitchen comprising: range of floor and wall mounted cream units under a wood block effect work surface, stainless steel single drainer sink unit, integral stainless steel gas hob with oven below, tiled floor.

## CONSERVATORY 18'7" x 10'4" max I-shaped (5.67m x 3.17m max I-shaped)

Double glazed roof lights, radiator, wood plank effect flooring, utility cupboard with space for plumbing for washing machine with shelving over, double glazed sliding doors to rear garden

## CELLAR 13'0" x 12'1" + recess (3.98m x 3.69m + recess)

Accessed via steps from the hall, two ceiling light points, vaulted brick ceiling cellar, internal well with brick surround and grill over.

## SHOP 15'7" max into bay x 10'8" (4.75m max into bay x 3.26m)

Access via an independent glazed door, front aspect glazed bay windows, ceiling light points and wash hand basin, power points, currently let as a hairdressers for £350 per calendar month.

## FIRST FLOOR LANDING

Ceiling light point, dado rail, stairs to second floor, stripped wooden antique doors to:

## BEDROOM ONE 14'4" x 14'4" (4.39m x 4.38m)

Twin front aspect sash windows, ceiling light point, exposed ceiling beam, radiator, exposed original floor boards, door to:





**ENSUITE 6'13" x 3'6" (1.87m x 1.08m)**

Side aspect second glazed window, ceiling light point, white suite comprising: corner shower unit, wash hand basin, push flush WC, heated towel rail, part tiled walls, tile effect floor.

**BEDROOM TWO 11'11" x 11'2" + storage (3.65m x 3.42m + storage)**

Rear aspect window, ceiling light point, exposed beams, radiator, built-in storage cupboard, built-in airing cupboard with wall mounted gas boiler. Door to:

**ENSUITE 8'11" x 2'11" (2.72m x 0.91m)**

Side aspect window, ceiling light point, white suite comprising: shower, wash hand basin with storage below, push flush WC, heated chrome towel rail, part tiled walls, wood plank effect floor.

**SECOND FLOOR LANDING**

Side aspect roof light, exposed ceiling beam, ceiling light point, stripped antique wood doors to:

**BEDROOM THREE 14'6" x 14'2"? (4.42m x 4.34?)**

Front aspect window, ceiling light point, exposed beams, feature Cast Iron fireplace, radiator, wash hand basin with storage below.

**BEDROOM FOUR 14'7" x 12'1" (4.47m x 3.69m)**

Rear aspect window with views to the Upton Pepperpot, side aspect window, vaulted ceiling with exposed beams, ceiling light point, radiator, wash hand basin with storage below, built-in landing cupboard, fitted wardrobe, exposed floor boards.

**BATHROOM 5'11" x 5'4" (1.81m x 1.64m)**

Side facing window, ceiling light point, exposed beams, white suite comprising: panel bath with telephone style shower over, push flush WC, radiator, part tiled walls, wood plank effect floor.

**GARDEN**

Low maintenance enclosed walled garden, mainly laid to brick and paving with raised flower and shrub beds to side and plenty of space for table and chairs and al fresco dining, external light, outside tap.

**WORKSHOP/GARDEN STORE 10'0" x 8'9" (3.06m x 2.67m)**

Accessed via a glazed door from the garden, vaulted ceiling with exposed beams, windows to side, power and light, idea for garden store or could be further converted to a home office.

**DIRECTIONS**

From the Allan Morris office in Upton upon Severn turn left onto Old Street heading towards the town centre and turn left at the crossroads onto New Street. The property can be found on the right hand side as indicated by the Allan Morris 'For Sale' board. WHAT THREE WORDS - lives.hockey.jumps





Allan Morris

Approximate total area<sup>1)</sup>

174.12 m<sup>2</sup>

Reduced headroom

5.16 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m

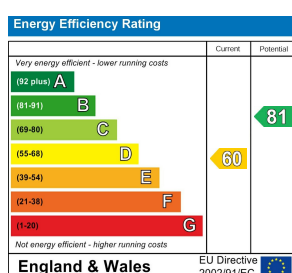
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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:** All items referred to in the particulars are included in the price, also included are all carpets.

**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:** Residential Current: D60  
 Potential: B81 Commercial E105

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

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