



74 Furrow Close, Upton upon Severn, WR8 0RT

£220,000

A modern two bedroomed semi detached home. In brief, the accommodation comprises: Hallway, guest WC, open plan kitchen/living room, two double bedrooms and bathroom. Benefiting from off road parking for two vehicles, a level and enclosed garden, this house is offered in a NO CHAIN SALE situation. Please telephone us on 01684 891348 or 01684 561411 for further information or to arrange a viewing.



74, Furrow Close, Upton upon Severn, Worcs, WR8 0RT

ENTRANCE

Walkway to storm porch, uPVC front door with double glazed side panel opening into:

HALL

Light, power points, double door opening to walk-in cupboard with Ideal central heating boiler, plumbing for washing machine, connections for solar panels, Hive heating controls, fuse board and power point. Further door to:

GUEST WC

Obscure double glazed window, radiator, pedestal hand basin.

Opening from the Hallway, leading to stairs to the first floor:

KITCHEN / LIVING ROOM

The kitchen is fully fitted with a matching range of wall and base units, Zanussi oven and induction hob with cooker hood over, integral microwave, peninsular breakfast bar with inset sink unit, integral Bosch fridge and freezer. To the living room end are rear facing double glazed door and side panel, to the garden, radiator, fitted unit with television point, shelving, cupboards and drawers.

FIRST FLOOR LANDING

Radiator, power points, access to loft space.

BEDROOM ONE

Rear facing double glazed windows, radiator.

BATHROOM

Obscure double glazed window, panelled bath, shower over and glazed screen, pedestal hand basin, close coupled WC, radiator.

BEDROOM TWO

Front facing double glazed window, built-in double wardrobe with shelving, hanging rails and drawers under.

EXTERNAL

There is a driveway with off road parking for two vehicles and gated access to the rear garden, which is level and enclosed, wooden shed, storage unit, essentially laid to lawn with flag stoned patio area.. The fore garden is lawned, with a pebbled section and walkway to the front door.

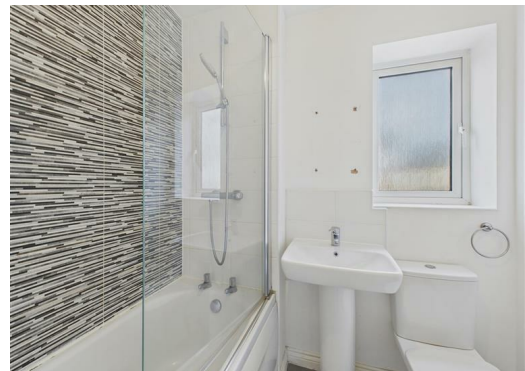
DIRECTIONS

From Upton town centre proceed over the bridge, following signs towards Pershore, this will take you past Upton Marina on your right. A few hundred yards after the marina, take a right hand turn towards Ryall (Ryall Road). Take the first turning on the left into the housing development into Furrow Close and follow the road around, where the property sits on the right at the top of the close.

what3words

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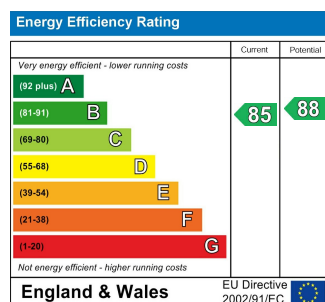
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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 electricity, water and drainage are connected and we believe there are community Calor Gas tanks supplying the properties which use it. 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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.



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