



**12 Gardens Walk, Upton-Upon-Severn, WR8 0LL**

**Price Guide £350,000**

An immaculate, detached two bedroomed bungalow, within easy reach of Upton town centre. Having been meticulously maintained, this spacious home offers accommodation which briefly comprises: porch, guest WC, living/dining room, rear hallway, kitchen, utility room, office, sun room, two bedrooms and bathroom. Benefitting from level and enclosed gardens, a detached garage, generous parking and a good sized car port. We strongly recommend viewing internally to appreciate the quality and ease of this home which is perfect to move straight into. To arrange a viewing, please telephone us on 01684 891348 or 01684 561411.

NO ONWARD CHAIN





# 12, Gardens Walk, Upton-Upon-Severn, WR8 0LL

## ENTRANCE

Approached over tarmac driveway to block paved carport and walkway to the uPVC double glazed door with side panel opening into:

## PORCH

Tiled floor, radiator, light, door and step to living room and door to:

## GUEST WC

Obscure double glazed window, radiator, built-in hand basin with cupboards under and WC, further cupboard.

## LIVING/DINING ROOM

Front facing double glazed picture windows, side facing double glazed window in dining area, two radiators, feature fireplace with glass fronted, coal effect electric fire. There is plenty of room for a generous lounge area and dining table and chairs. Door to:

## BREAKFAST KITCHEN

Rear facing double glazed window, radiator, well appointed fitted kitchen with bowl and a half sink unit, space for range style cooker (current one may be purchased by separate negotiation, integral fridge freezer, pull out larder cupboard, integral dishwasher, breakfast bar, ample base and wall units. Door to:

## REAR PORCH

Generous storage cupboards with shelves and uPVC double glazed rear door, light and doorway to:

## UTILITY ROOM

Rear facing double glazed window, radiator, plumbing and space for washing machine and dryer, space for upright fridge freezer, work tops and wall mounted cupboards.

From the kitchen a further doorway leads to:

## OFFICE

Radiator, wall mounted display cupboards and shelf unit, double opening doors to the inner hall and sliding double glazed doors to:

## CONSERVATORY

Brick and uPVC construction with ceramic tiled floor, door opening onto patio and light fitting.

## INNER HALL

Doors radiating off and door to boiler cupboard housing the central heating boiler (serviced annually) with light and door to further storage cupboard, with light and shelving.

## BEDROOM ONE

Front facing double glazed window, radiator, range of built-in wardrobes with hanging rail and shelving, further double built-in wardrobe.

## BEDROOM TWO

Rear facing double glazed window, radiator, built-in wardrobe with hanging rail and shelf.

## SHOWER ROOM

Recently installed good size shower cubicle with glazed screen, radiator, vanity unit with inset hand basin, obscure double glazed window, built-in WC, shelving, light and mirror and wall mounted cupboard.



## EXTERNALLY

Like the bungalow, the gardens have been lovingly tended over the years. The rear garden is level and enclosed, has a generous patio areas, shrub, fence and hedge borders, lawns, walkways, very good sized wooden shed, access to the front from both sides, concrete path and wrought iron gate, and also a side path, outside tap and raised border to the rear of the garage with a door from there to the carport.

## DETACHED GARAGE

With side and rear doors, plus up and over door to the front. has shelving, light, power points, work bench and cupboard.

## DIRECTIONS

From the Allan Morris office on Old Street turn left. Turn right into Court Street and follow the road around the corner and left into Severn Drive. Turn right into Gardens Walk and proceed round the right hand bend, where the property can be found a little further on, on the left hand side. To arrange a viewing or with any queries please call the office on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk).

## what3words

## ADDITIONAL INFORMATION

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

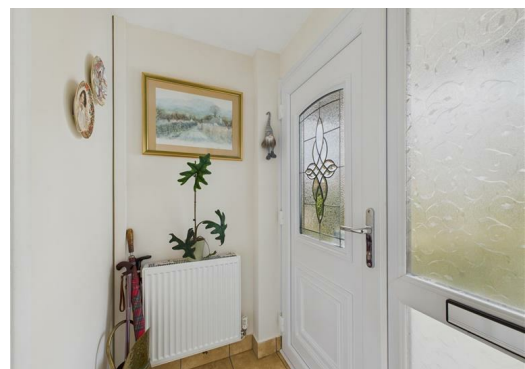
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains 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

**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.

**GUIDE PRICE : £350,000**







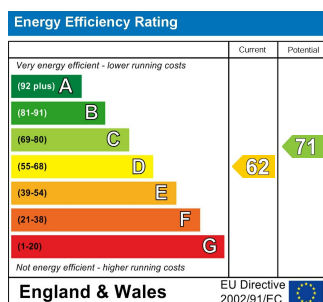
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