

PACKERS HILL



ESTATE AGENTS
OF
GLOUCESTERSHIRE

6 PACKERS HILL UPTON-UPON-SEVERN, WR8 0SG

Guide price £250,000

Description

Set on the edge of the very picturesque town of Upton Upon Severn. A three-bedroom detached 1970's family home, situated in a cul-de-sac location. IN NEED OF COMPLETE MODERNISATION

On approach parking for one car up to an attached garage. Internally a small porch leads into the entrance hall, stairs to the first floor, doors lead to two receptions, kitchen and downstairs cloakroom with a door off the hallway to outside.

A good sized reception to the front used as a dining room, fitted kitchen with window and door to the side provides access to the garden and garage. A range of base and wall mounted cabinets with space for appliances. A downstairs cloakroom perfect for a family having two WC's in the house. A very useful door from the hallway leads to outside. From the hallway a spacious sitting room, with gas fire (unknown if in working order) window to the rear over looking the garden, further window to the side with door opening into the garden room. Garden room provides further reception space with French doors opening to the garden all double glazed.

To the first floor landing a storage cupboard and loft hatch access. Two double bedrooms and one single room with a spacious shower room. Bedroom one with window to the front and built in wardrobes full length of one wall and storage cupboard. Bedroom two having window to the rear with views to the playing fields and park behind, also having a fitted wardrobe. Bedroom three a single room with window over looking the rear garden and built in wardrobe. A spacious shower room with window to the side in need of complete modernisation, space to install a bath if required.

Enclosed gardens to the rear with access to the garage through a rear doorway. Private garden with ornamental pond and backing onto open playing fields behind. Terrace to both sides and small out building in the garden. Single attached garage with up and over door to the front and door to the rear provides access to the garden. At the time of visiting we had no internal access to the garage so unable to clarify if electric or lighting.

Situated in a well regarded residential area a very short distance from the town. The property offers convenience to bus routes, Doctors surgery and all the amenities within the town. Having a choice of schools in walking distance and catchment for some great local senior schools.

The property is in need of complete modernisation internally and externally. To include landscaping the gardens to the front, rear and side, along with new fence panels to at least one boundary.

AGENTS NOTE

This property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

- Three bedroom detached home requires modernisation
- Three bedroom detached home
- Fitted Kitchen and downstairs cloakroom
- Located in a well regarded area of Upton Upon Severn
- Attached single garage with parking in front for one car
- Requires full modernisation throughout SOLD AS SEEN WITH NO ONWARD CHAIN
- Two reception rooms and garden room
- Two double bedrooms, one single room and family Shower room to first floor
- Garden with ornamental pond opening to playing fields and playground at rear
- Local schools within walking distance





Location & Amenities

The property is in a fantastic location within walking distance of the GP surgery, nursery, primary school, shops, bars and restaurants in town. Close proximity to the Three Counties Showground and Malvern.



Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known events, such as the annual music, jazz and folk and river festivals. The town is approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at both Worcester and Malvern.



Useful Information

Tenure: Freehold.

Viewing arrangements: Strictly by appointment through AJ Estate Agents.

Fixtures and Fittings: Some items mentioned within the sales particulars are included, all others are specifically excluded. They may be available by separate negotiation.

Local Authorities: Worcester CC. Council Tax Band D and EPC rating D

Directions

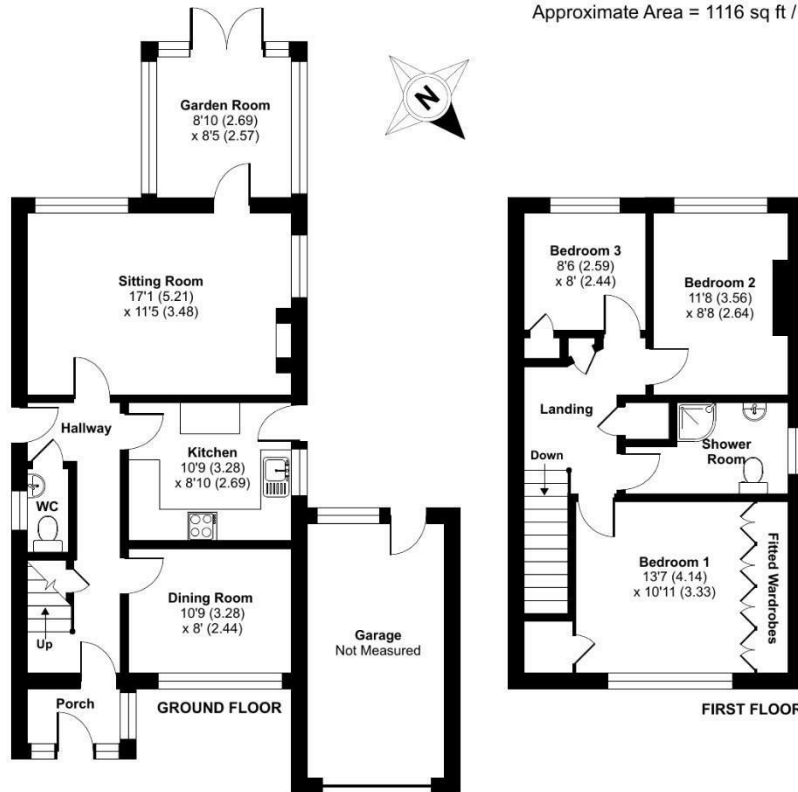
From Upton upon Severn leave the town on the A4104 heading over the bridge in the direction of the town centre. Continue through the High Street passing Upton Rugby Club on the right hand side. Continue on the A4104 passing Upton Dental surgery in the Welland Road, turn right on to Greenfields Road and take second right onto Packers Hill, follow the road around to the right and property is situated, within a small cul-de-sac, second from the end on the right hand side as denoted by our for sale board.



Packers Hill, Upton-upon-Severn, Worcester, WR8

Approximate Area = 1116 sq ft / 103.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for AJ Estate Agents of Gloucestershire. REF: 1093001

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

01453 703303
 homes@ajeaglos.co.uk
 www.ajeaglos.co.uk
 rightmove



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