



Connells

Rectory Road
Upton-Upon-Severn Worcester



Property Description

Located in the popular Upton-upon-Severn, this spacious, versatile bungalow offers flexible accommodation. The property benefits from three bedrooms, two reception rooms and sun room, garage with work shop and pleasant wrap around gardens.

Front

The front of the property is approached by a path leading to the:

Front Porch

Double glazed sliding doors, Vinyl floor and door to:

Hall

Ceiling light, smoke alarm, telephone point, double glazed window overlooking front garden, fitted carpet and door to:

Kitchen

15' 3" x 11' 5" Max (4.65m x 3.48m Max)
L shaped room with ceiling light, 2 double glazed windows with horizontal blinds overlooking the front garden, decorative wall paneling, radiator, space for table and chairs, tiled flooring, central heating thermostat, door to side hall. There are a range of matching wall and base units, work surfaces, single drainer sink unit with mixer tap, 4 ring electric hob with extractor above, integrated electric single oven, space for upright fridge freezer, space and plumbing for washing machine.

Lounge

17' 11" x 10' 10" (5.46m x 3.30m)
2 ceiling lights, feature coal effect gas fireplace with marble effect surround and oak mantle, large, double-glazed window overlooking the front garden, telephone point, radiator, fitted carpet, door to:

Inner Hall

Access to loft, 2 ceiling lights, useful overhead storage cupboard, smoke alarm, fitted carpet, door to:

Dining/2nd Reception Room

9' 6" x 8' 7" (2.90m x 2.62m)
Ceiling light, store cupboard housing central heating boiler, built-in glass fronted display cabinet, radiator, fitted carpet, double-glazed patio doors to:

Sunroom

15' 3" x 13' (4.65m x 3.96m)
Wall lights, power, electric fire, water tap, vinyl floor, 2 double-glazed windows and French doors to the rear garden, door to side entrance hall.

Bedroom One

12' 7" x 10' 10" (3.84m x 3.30m)
Ceiling light with overbed pull cord, radiator, large, double-glazed window overlooking front garden, fitted carpet.

Bedroom Two

12' 4" x 9' 4" (3.76m x 2.84m)
Ceiling light, radiator, double-glazed window overlooking rear garden, fitted carpet.

Bedroom Three

10' 5" x 6' 7" (3.17m x 2.01m)
Ceiling light, radiator, double-glazed window to side aspect, fitted carpet.

Shower Room

Ceiling lights, partially tiled wall surround with inset mirror, towel rail, wash-hand basin with vanity cover under, shower unit with seat and grip rail, spotlight, extractor fan and glazed folding doors, low-level WC and obscured double-glazed window to sunroom.

Side Entrance Hall

Ceiling light, tiled flooring, doors to garage, sunroom, kitchen and:

Cloakroom

Wall light, low-level WC, corner wash-hand basin, with mirror over, laminate style flooring.

Garage

19' 8" x 9' 3" (5.99m x 2.82m)

Double glazed window looking into sunroom, obscured double-glazed window to the rear aspect, electric roller door, light and power. Door to:

Workshop

13' 2" x 6' 10" (4.01m x 2.08m)

Light and power, tumble dryer vent, wall-mounted electric heater, fuse box, double-glazed window overlooking garden.

There are a range of work benches and overhead storage racking.

Outside

At the front of the property there are two lawned areas separated by a paved path with flower borders and planted with a variety of trees including an impressive apple tree. A gate leads to the side of the property where there is a patio area with small storage shed and bin store, water butt, trellis arch and path leading to the main rear garden which is laid to lawn. There is a useful storage shed, covered seating area, second water butt and further patio area. The entire garden is enclosed by fencing and hedging to maintain privacy. A second gate leads to the side of the property where there is a driveway providing off-road parking for more than one vehicle and access to the garage. There is a further side garden area enclosed by fencing with a central pond and paving.

Agents Note

Currently, the Vendor's details do not match the Registered Title at Land Registry. Please ask the Branch for more details.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Tenure: Freehold



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