



Upton Gardens Upton-Upon-Severn

£335,000

- Detached three bedroom family home
- Living room with separate dining room
- Breakfast kitchen
- Rear garden with a decked area and summerhouse
- Garage and driveway
- Sought after location

Nigel Poole
& Partners

Upton Gardens

Upton-Upon-Severn

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****DETACHED THREE BEDROOM FAMILY HOME**** Entrance porch; entrance hall; cloakroom; living room with separate dining room and kitchen. On the first floor there are three bedrooms and a family bathroom. The garden is laid to lawn, patio and decked area with a summerhouse. Garage and driveway. Located in a popular residential area within proximity to the town centre. Upton lies on the banks of the River Severn with amenities to include independent retailers, public houses, restaurants, Primary School with the Hanley Castle High School, located in a nearby village, providing secondary education. There is public transport to Worcester City centre and there are excellent links to the motorway.

Front

Low maintenance with a block paved driveway for two vehicles. Access to the porch, garage and gated access to the rear.

Porch

Double glazed with tiled flooring.

Entrance Hall

Doors to the cloakroom and living room. Stairs rising to the first floor. Radiator.

Cloakroom 9' 11" x 2' 7" (3.02m x 0.79m)

Obscure double glazed window to the front aspect. Wall mounted wash hand basin and low flush w.c. Central heated ladder rail. Tiled splashbacks and flooring. Space and plumbing for a washing machine.

Living Room 14' 9" x 13' 3" (4.49m x 4.04m) max

Double glazed window to the front aspect. Fireplace housing the living flame gas fire. Radiator. Door to the dining room.



Dining Room 12' 4" x 9' 10" (3.76m x 2.99m) max

Double glazed windows and French doors to the rear aspect. Radiator. Door to the kitchen.

Kitchen 12' 2" x 8' 4" (3.71m x 2.54m) max

Double glazed window to the rear aspect. Wall and base units surmounted by worksurface. One and a half stainless steel sink and drainer with mixer tap. Tiled splashbacks and flooring. Space for appliances. Under stairs storage cupboard. Obscure double-glazed door to the rear porch (single glazed with tiled flooring and a door to the garden (7'6" x 3'1").



Landing

Double glazed window to the side aspect. Doors to the bedrooms, the bathroom and the airing cupboard housing the hot water cylinder. Access to the loft. Part boarded with light and ladder. Glow Worm gas fired condensing boiler.

Bedroom One 13' 8" x 11' 10" (4.16m x 3.60m) max

Double glazed window to the front aspect. Fitted wardrobe and dressing table. Radiator.

Bedroom Two 11' 9" x 11' 7" (3.58m x 3.53m) max

Double glazed window to the rear aspect. Radiator.

Bedroom Three 10' 8" x 8' 0" (3.25m x 2.44m) max

Double glazed window to the front aspect. Fitted wardrobe and dressing table. Radiator.

Bathroom 8' 11" x 5' 5" (2.72m x 1.65m)

Dual aspect obscure double glazed windows. P shaped panelled bath with mains shower over. Vanity wash hand basin and low flush w.c. Tiled splashbacks and flooring. Central heated ladder rail.

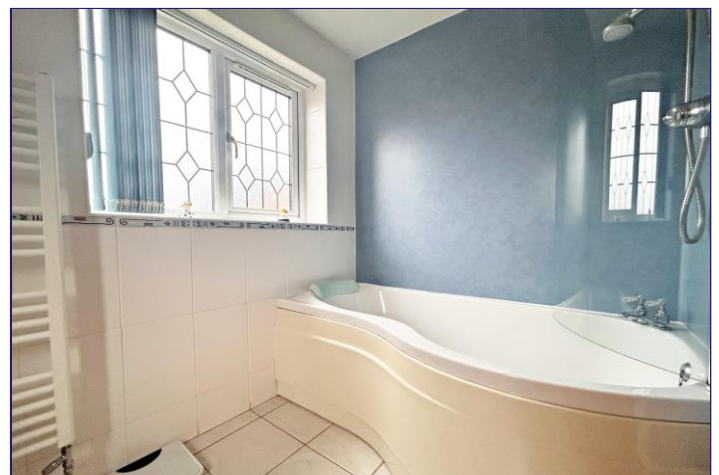
Tenure: Freehold

Council Tax Band: D

Broadband and Mobile Information To check broadband speeds and mobile coverage for this property please visit: <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker> and enter postcode WR8 0NU

Garden

Laid to lawn with a patio seating area. Summerhouse and a garden shed both with power and light. Raised vegetable beds.





FIRST FLOOR

APPROXIMATE FOR REFERENCE ONLY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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