

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Old Market Bungalow, 13 Severn Drive, Upton Upon Severn, WR8 0JL

Offers in the Region of **£220,000**

Located In The Heart Of Town This Well Presented And Refurbished Two Bedroom Bungalow Offers Rarely Available Driveway/Parking And A West Facing Courtyard Garden. Spacious Open Plan Modern Fitted Kitchen With A Feature Fireplace And Patio To The Courtyard Garden. Shed With Plumbing For A Washing Machine. Modern Fitted Shower Room. No Onward Chain. EPC D.

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1



Regulated by

RICS

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9 High Street, Upton upon Severn, Worcestershire, WR8 0HJ
Offices also at Ledbury, Malvern, Colwall, Ross-on-Wye Office & London



Location

Upton upon Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well know festivals throughout the year. The town offers a good variety of shops, supermarkets, pubs, restaurants and cafes to include a bakery, butchers, hardware store/toy shop, book shops, hairdressers and Boots the chemist to name but a few. There is a rugby club and library and a sought after Doctors surgery. Open countryside and riverside walks add to the appeal.

Located approximately 8 miles from Malvern, 10 miles from Worcester and 6 Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant and links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to London Paddington.

Description

Located in the heart of town this well presented and refurbished two bedroom bungalow offers open plan living and a modern fitted shower room. The spacious open plan living area is fitted with a modern kitchen with spaces for electrical appliances and a breakfast bar. The living area offers a feature fireplace and a patio door out onto the west facing low maintenance courtyard garden. Further benefits include rarely available parking, built in wardrobes in the master bedroom, UPVC double glazing, Shed with plumbing and spaces for a washing machine and tumble dryer and no onward chain. A short walk will take you to all the amenities on offer and the riverside.





Open Plan Kitchen/Diner/Living Room Fitted with a matching range of modern units with work surface over, part tiled surround, stainless steel sink and drainer with a mixer tap over, breakfast bar, space for a cooker and under counter fridge, inset ceiling spot lights, power points, laminate wood flooring, wall lights x two, night storage heater, TV point, UPVC double glazed double French style doors with side panels to the front courtyard garden, door to the inner hallway, door to:

Shower Room Fitted with a modern white suite comprising of a low level WC and wash hand basin with storage cupboards under, shower cubicle with an electric shower and glass sliding door, inset ceiling spot lights, chrome heated towel rail, part tiled splash backs, vinyl flooring.

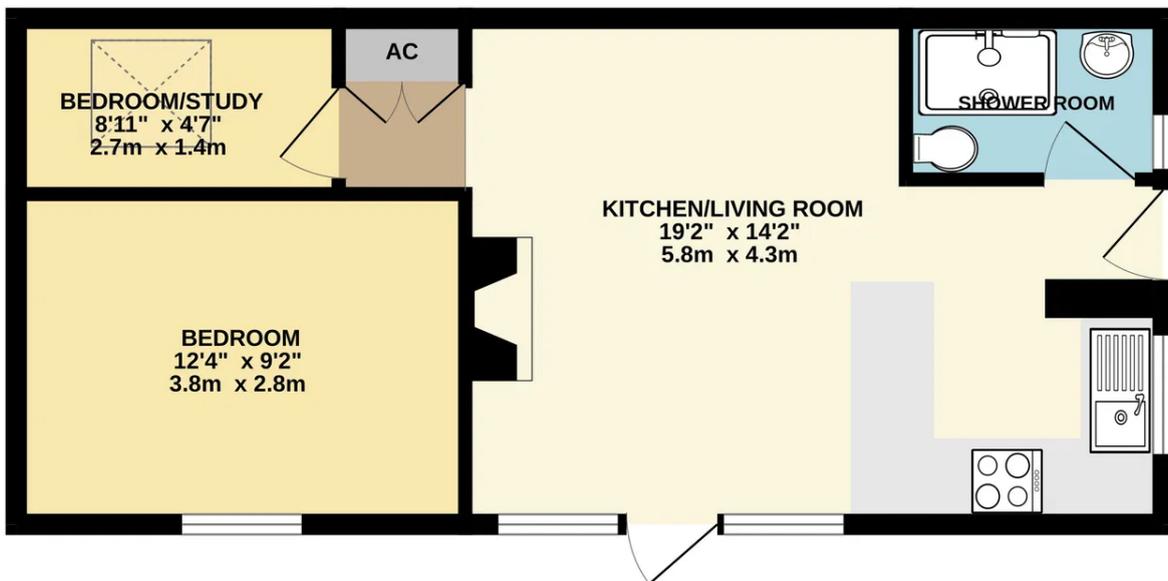
Inner Hallway Door to the Airing cupboard (housing the hot water tank and wooden slatted shelving) ceiling light, doors to:

Bedroom One UPVC double glazed window to the front aspect, built in wardrobes with mirrored doors, inset ceiling spot lights, power points, wall mounted panel heater with programmer.

Bedroom Two/Office Velux window to the rear aspect, ceiling light, power points, night storage heater.

Outside To the front aspect is a west facing courtyard garden with a low brick wall and paved seating area. To the side aspect there is the driveway providing a parking space and a wooden shed (housing power points and space and plumbing for a washing machine and tumble dryer), outside light and water tap.

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 433 sq.ft. (40.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions From the John Goodwin office in the High Street, take the first turning on the left hand side into Court street. Follow the road round and then bear left into Severn Drive where the property will then be seen almost immediately on the right hand side by one of our for sale boards.

Council Tax Band "B"

EPC "D"

Services We have been advised that mains, electricity, water and drainage are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

Tenure We are advised (subject to legal verification) that the property is freehold.

Viewing By appointment to be made through the Agents Upon office 01684 593125

General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.