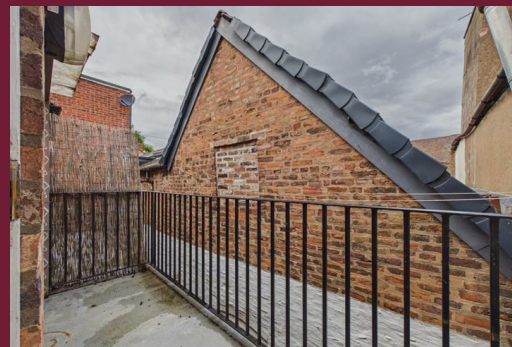




**9 Dunns Lane, Worcester, WR8 0HZ**

**£165,000**

A characterful two bedroom, two bathroom, three storey period home with courtyard garden and roof terrace in the very heart of Upton upon Severn for sale with no onward chain. The accommodation comprises: lounge diner with inglenook fireplace, fitted kitchen, small courtyard garden. To the first floor double bedroom, full bathroom and access to a roof terrace with space for table and chairs. Second floor double bedroom with ensuite shower room. The property which is in the centre of Upton is a short walk from the shops amenities and riverside walks. Ideal as either a home of investment. For sale with no onward chain.



# 9, Dunns Lane, Upton-Upon-Severn, Worcester, WR8 0HZ

## LOUNGE DINER

Accessed via a wooden front door from Dunns Lane. Front aspect sash window, exposed ceiling beam, two wall light points, feature opened inglenook fireplace, radiator, quarry tiled floor, stairs to first floor, door to:

## KITCHEN

Rear aspect double glazed window, ceiling light point, fitted kitchen comprising of a matching range of floor and wall mounted wood effect units under a stone effect worktop, stainless steel one and a half bowl sink unit, integral gas hob with stainless steel extractor over and oven below, space for appliances, wall mounted gas fired boiler, radiator, tiled floor, under stairs storage cupboard, double glazed door to rear garden courtyard.

## COURTYARD

With brick floor and closed external courtyard with space for table and chairs and bin storage.

## FIRST FLOOR LANDING

Ceiling light point, smoke alarm, latched door to:

## BEDROOM ONE

Front aspect sash window, ceiling light point, exposed ceiling beam, feature cast iron fire surround, radiator, door to:

## BATHROOM

Ceiling light point, extractor, white suite comprising of a panel bath with shower over and screen to the side, pedestal wash hand basin, WC, radiator, wood plank effect flooring, obscure glass door to roof terrace.

## ROOF TERRACE

Balcony roof terrace with space for table and chairs.

## SECOND FLOOR

### BEDROOM TWO

Dual aspect with front and rear facing windows, two ceiling light points, smoke alarm, access to roof space, radiator, built-in wardrobe with hanging and shelving, latched door to:

### ENSUITE

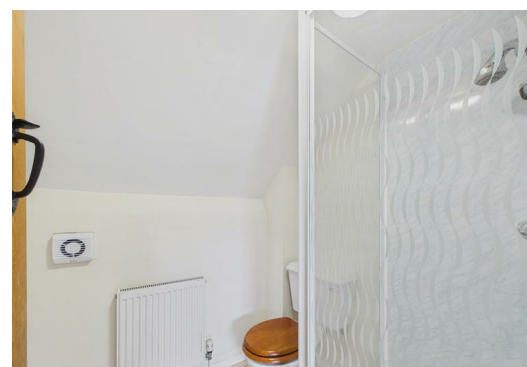
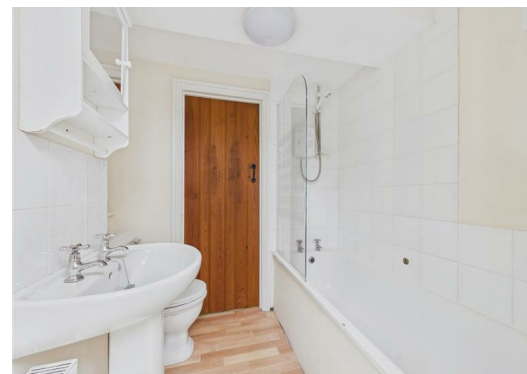
Ceiling light point, extractor, white suite comprising: corner shower cubicle, wash hand basin, wall light and shaver socket over WC, radiator, wood plank effect flooring.

## DIRECTIONS



From the centre of Upton follow the High Street in the direction of the river. Bear right onto Dunns Lane and the property will be found on your left hand side after a short distance. For more details or to arrange a viewing, please call our Upton office on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

What Three Words - [widely.barbarian.tailed](https://www.what3words.com/)





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

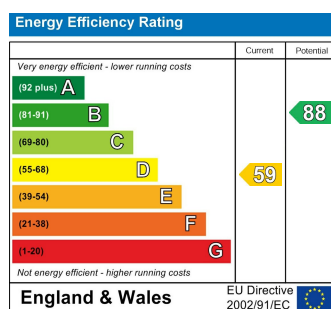
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement.

**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: C

**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.

## EPC



## Material Information Report

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- These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and, must satisfy themselves as to their accuracy;
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- Rents quoted in these particulars may be subject to VAT in addition, and
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