



64 The Beeches, Upton-Upon-Severn, WR8 0QF

Price Guide £300,000

A well-proportioned detached bungalow situated in the popular Beeches residential area, occupying a pleasant corner plot with wraparound front and side gardens. The property comprises an entrance hall, sitting room, dining room, kitchen, two double bedrooms and a bathroom. Further benefits include double glazing, central heating, upgraded electrics, off-road parking, a garage and a private rear garden. The property requires modernisation but offers excellent scope to create a superb bungalow in this highly sought-after location. Offered for sale with no onward chain, we highly recommend an early internal viewing.



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ENTRANCE HALL

uPVC front door with obscured glazed panel and matching obscured glazed side panel. L-shaped entrance hall with loft access and doors leading to all rooms.

LIVING / DINING ROOM 11'2" x 16'11" (3.42m x 5.18m)

A good sized dual-aspect sitting room with full-height uPVC double-glazed windows to the front and side elevations, television point.

KITCHEN 11'5" x 8'0" (3.49m x 2.45m)

Front-facing with uPVC double glazed window and uPVC obscured glazed door to the front aspect. Floor mounted oil fired boiler, range of wooden base and wall units with work surface incorporating an inset stainless steel sink and drainer. electric cooker point, space and plumbing for a washing machine, and space for further appliances. Double built-in cupboard housing the hot water tank with additional shelving.

BEDROOM ONE 10'6" x 12'7" (3.22m x 3.86m)

Rear-facing with uPVC double glazed window overlooking the rear garden. Built-in double wardrobe with hanging rail and shelving.

BEDROOM TWO 10'0" x 9'9" (3.06m x 2.98m)

Also rear-facing with uPVC double-glazed window overlooking the rear garden. Built-in double wardrobe with hanging rail and shelving. Television point.

BATHROOM

Side-facing with obscured uPVC double glazed window. Panelled bath with tiled surround, low level WC and wash hand basin.

OUTSIDE FRONTAGE

Occupying a corner plot with wraparound lawned gardens to the front and side, complemented by established shrub borders and young trees. Block-paved driveway providing off-road parking for several vehicles, with pathway leading to the front door. The driveway continues to the side of the property, providing access to the garage.

GARAGE 9'7" x 19'1" (2.94m x 5.83m)

Brick-built single garage with metal up and over door, side pedestrian access door, power and lighting, and rear window.

REAR GARDEN

A mature and private rear garden enclosed by hedging and fencing, with well stocked shrub borders, lawn and side access.



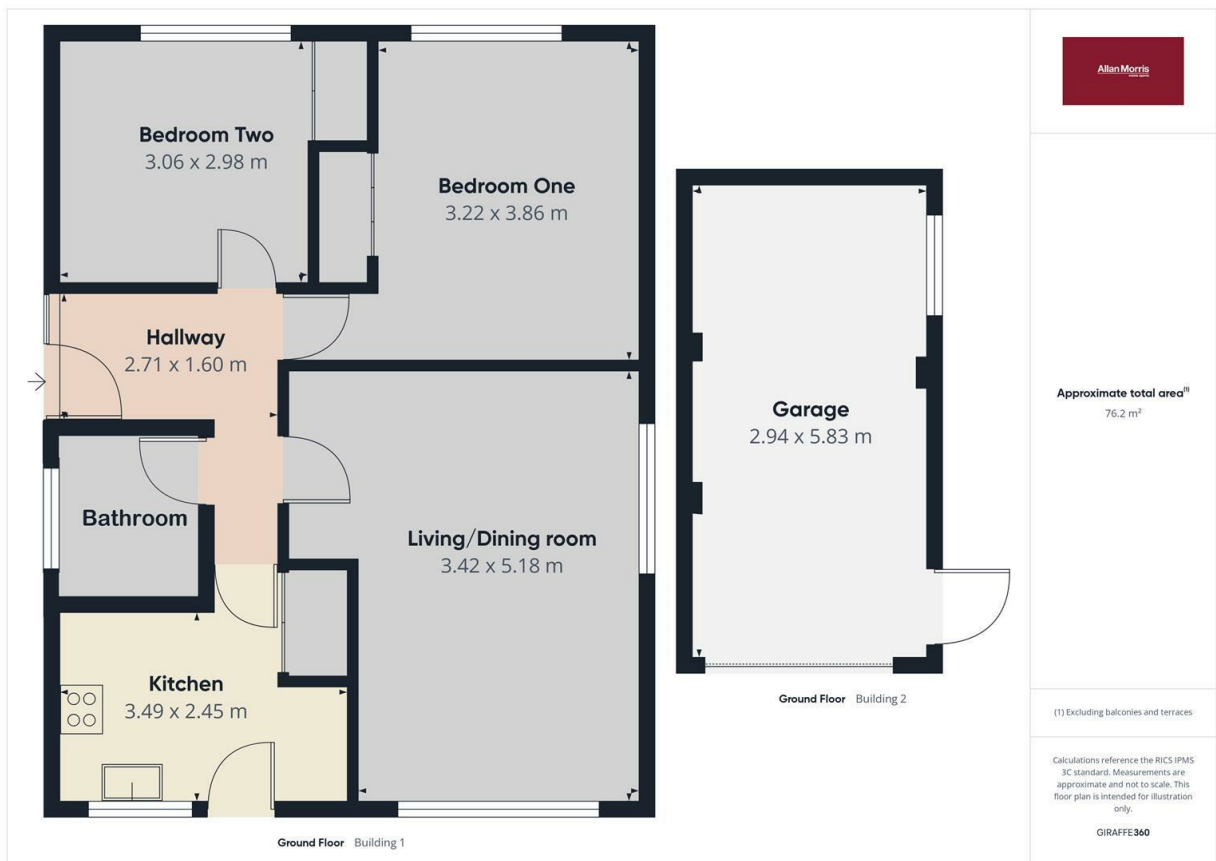
DIRECTIONS

From the Allan Morris Upton upon Severn office proceed over the river bridge, after passing the Marina on the right follow the road and take the turning right into Ryall then the second turning right into The Beeches. Take the first right-hand turning and No. 64 will be found on the left, as indicated by the agent's For Sale board.

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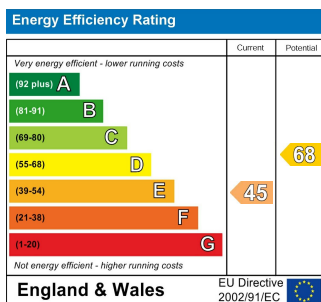
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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 electricity, water and drainage are connected, oil fired central heating. 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: D

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.



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