



**58 Furrow Close, Upton-Upon-Severn, WR8 0RT**

**£310,000**

An immaculately presented, three bedroom detached modern home, with landscaped East facing rear garden, garage and parking. The property which had additional upgrades chosen by the owner, including flooring, additional and improved kitchen appliances, upgraded tiling. The accommodation comprises: Entrance Hall, dual aspect sitting room, with doors out to the landscaped rear garden, upgraded dining kitchen, cloakroom, main bedroom with en-suite, two further bedrooms, main bathroom. Further benefits include; Gas central heating, double glazing, garage & driveway, landscaped enclosed east facing rear gardens. In a cul-de sac location, with excellent access to the M5/M50 and Worcester Parkway. Viewing is a must to appreciate the condition and location of the home on offer with no onward chain.



# 58, Furrow Close, Upton-Upon-Severn, Worcestershire, WR8 ORT

## ENTRANCE HALL

Single Panelled radiator, Power sockets, Door to storage cupboard housing electrics. Door to W/C, Kitchen/diner and living room.

## CLOAKROOM

Downlights, Extractor fan, Partly tiled walls, Low-level W/C, Single panelled radiator, Hand wash basin, Hand towel rail.

## KITCHEN DINING ROOM

Under-cupboard lighting, Double glazed windows to the front and side aspect, Floor and wall mounted kitchen units. Integrated washing machine, Dishwasher, Oven, Induction hob & extractor fan, Fridge and freezer. Sink & Drainer, Power sockets, Television point, 2x Single panelled radiators, Cupboard housing boiler, Tiled floor, Shutter blinds.

## SITTING ROOM

Double glazed window to front aspect, Double glazed French doors to garden, Double panelled radiator, Single panelled radiator, Power sockets, Television and internet point, Shutter blinds.

## FIRST FLOOR LANDING

Drop down loft hatch, Single panelled radiator, Power sockets, Doors to bedrooms and bathroom, Carpet.

## BEDROOM ONE

Double glazed window to the front and side aspect, Curtains, Television point, power sockets, Fitted wardrobe, Single panelled radiator, carpet, Door to ensuite.

## EN SUITE

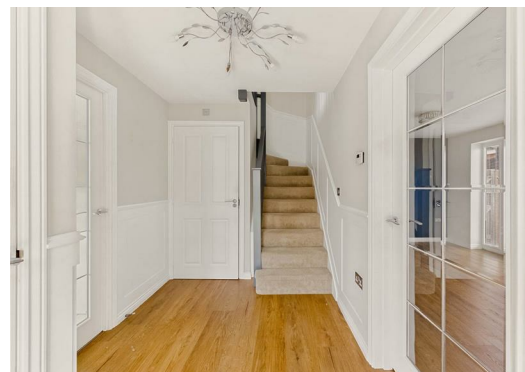
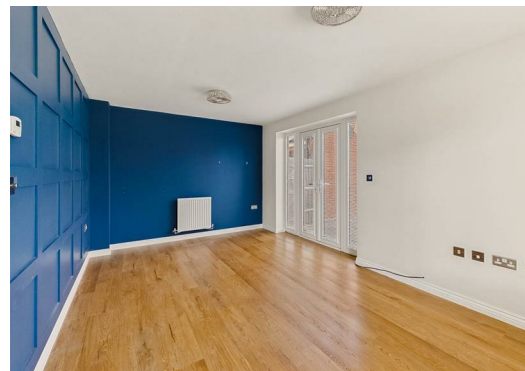
Extractor fan, Frosted window, Mirrored vanity cupboard, Low-level W/C, Chrome heated towel rail, Mirror with integrated lighting, Hand-wash basin, Electric shower, Tiled wall and floor.

## BEDROOM TWO

Double glazed window to the front and side aspect, Fitted wardrobe, Single panelled radiator, Power sockets, Television point, Carpet, Curtains.

## BEDROOM THREE

Double glazed window to the front and side aspect, Large fitted L shaped office desk, Single panelled radiator, Power sockets, Carpet, Curtains.



## BATHROOM

Frosted window, Chrome heated towel rail, Low-level W/C, Hand wash basin, Bath and shower unit, Tiled walls and floor.

## GARDENS

Part walled, enclosed rear garden, accessed from the lounge via double doors which open to a paved seating area with space for a table and chairs. Side access into the garage. Second gate give access to the side of the property and private parking.

## DIRECTIONS

From Upton town centre proceed over the bridge, following signs towards Pershore, this will take you past Upton Marina on your right. A few hundred yards after the marina, take a right hand turn towards Ryall (Ryall Road). Take the first turning on the left into Furrow Close and the property can be found on the left hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any enquiries please call us on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)





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

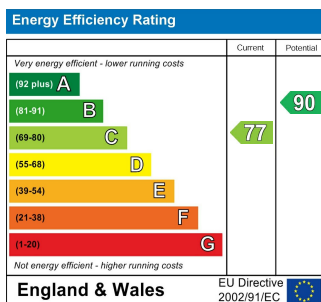
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains electricity, water and drainage are connected and there are community Calor Gas tanks supplying the properties which use it. 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

**ENERGY PERFORMANCE RATINGS:** Current: C77 Potential: B90

**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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