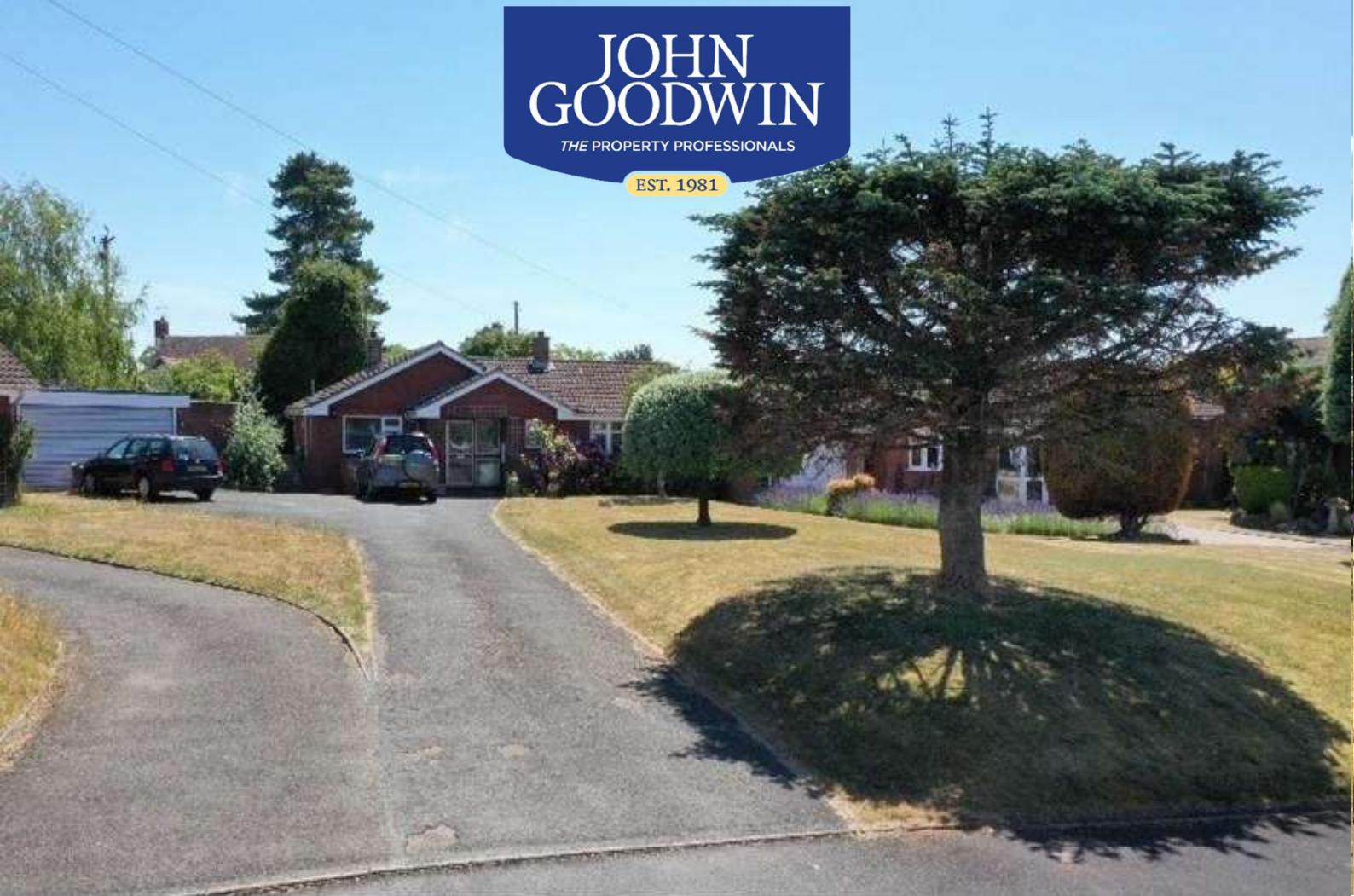


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



**THIS THREE BEDROOM DETACHED BUNGALOW IS SET IN A LARGE PLOT IN A RARELY AVAILABLE CUL-DE-SAC LOCATION ON THE OUTSKIRTS OF UPTON UPON SEVERN. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION THROUGHOUT IN NEED OF UPDATING WITH FURTHER POTENTIAL TO EXTEND SUBJECT TO PLANNING ETC. LARGE PRIVATE SOUTH/WESTERLY FACING LANDSCAPED GARDEN, DOUBLE GARAGE AND PLENTY OF OFF ROAD PARKING. NO ONWARD CHAIN. EPC E.**

## 9 Orchard Close – Offers In The Region Of £445,000

9, Orchard Close, Upton Upon Severn, Worcestershire, WR8 0QH

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# 9 Orchard Close

## Location & Description

Upton-upon-Severn is an historic riverside town serving a wide rural catchment area with a thriving tourist industry, due to hosting many well known festivals throughout the year. The town offers a good variety of restaurants, cafes, public houses, shops, supermarkets, hairdressers, a book shop, hardware shop, a library, Boots the chemist to name but a few. There is a sought after Doctors surgery with pharmacy and dentist and a rugby club. For families with children there is Upton Primary School which follows onto the popular Hanley Castle High School with a bus stop at the end of the road.

Located approximately 8 miles from Malvern, 10 miles from Worcester and 6 miles from Tewkesbury. Access to Junction 1 of the M50 is approximately 3 miles distant which links to the M5 motorway. There are mainline railway stations located at Pershore, Worcester and Malvern with direct links to London Paddington for the commuter. Upton Upon Severn offers the new On Demand Bus Service which is becoming very popular especially for the older residents who no longer drive.

## Property Description

This three bedroom detached property offers the chance to put your own stamp on the property for those wishing to do so. Offering a good sized plot with the potential to extend subject to planning etc. One of the main features of this property is the private south/westerly facing landscaped garden with patio areas, a garden shed and side gated access to the garage and the driveway with plenty of off road parking.

The accommodation comprises of a Kitchen/breakfast room, a separate dining room, a dual aspect lounge with a feature fireplace and patio doors to the garden, a cloakroom, two double bedrooms and a good sized single all serviced by the modern fitted shower room. Further benefits include a Worcester oil boiler (3 years old) and mainly UPVC double glazing.

## Entrance Hallway

Obscure double glazed door and side panel to the front aspect, ceiling light, radiator, door to the dining room, door to:

## Cloakroom

Obscure double glazed window to the front aspect, low level WC and wash hand basin with part tiled splash backs, radiator, ceiling light, electric fuse box.

## Dining Room

Ceiling light, radiator, power points, door to the kitchen, door to the inner hallway, double sliding doors to:

## Lounge

UPVC double glazed curved window to the front aspect, double glazed sliding patio doors to the rear garden, ceiling light, power points, radiators x two, TV point, feature fireplace with a stone surround and a electric log burner inset.







### **Kitchen/Breakfast Room**

UPVC double glazed window to the front aspect, double glazed window to the side aspect, double glazed door to the side aspect, fitted with a matching range of wall and base units with a work surface over, stainless steel sink with drainers x two, part tiled splash backs, space for a electric cooker, space and plumbing for a washing machine, space for an upright fridge/freezer, TV point, power points, radiator, ceiling lights x two, door to the airing cupboard (housing wooden slatted shelving and the hot water tank), door to the boiler cupboard (housing the Worcester oil boiler which is 3 years old).

### **Inner Hallway**

Ceiling light, loft access, double doors to the storage cupboard (housing wooden slatted shelving), doors to:

### **Master Bedroom**

UPVC double glazed window to the rear aspect, radiator, power points, built in double wardrobes x two.

### **Bedroom Two**

UPVC double glazed window to the rear aspect, radiator, power points, ceiling light with fan.

### **Bedroom Three**

UPVC double glazed window to the side aspect, radiator, power points, ceiling light.



### **Shower Room**

UPVC obscure double glazed window to the side aspect, fitted with a low level WC and wash hand basin, corner shower with a mains shower and curved glass shower door, fully tiled walls, ceiling light, radiator, double doors to the storage cupboard.



### **Outside**

#### **Front Garden**

Large lawned front garden with small trees and borders, plants and shrubs, side gated access to the rear garden, tarmac driveway with parking for plenty of cars leading to:

#### **Garage**

Up and over door to the front aspect, power and lighting.

#### **Rear Garden**

Side gated access to the drive and garage. South/westerly facing private landscaped garden. Paved patio area to the side aspect, paved path to the rear aspect and to a further paved patio area. Mainly laid to lawn with small trees, borders with mature plants and shrubs, garden shed, bin storage area, wooden fence panels surround.



