



**5 New Street, Upton-Upon-Severn, WR8 0HP**

**£205,000**

A grade II listed, freehold, mixed use townhouse in the centre of Upton upon Severn comprising of a ground floor commercial unit, and a duplex three bedroom apartment, for sale with no chain. The commercial element comprises a double fronted shop, formerly a launderette and dry cleaners with plenty of display area internally, kitchenette/store, cloakroom and cellar storage. The residential element comprises; ground floor hall, first floor lounge diner with doors to a cover roof terrace, fitted kitchen and large double bedroom with fitted wardrobes, two second floor bedrooms and a bathroom. Gas central heating. The property offers great versatility, purely as investment, as part investment, part home, or for home and working together. Viewing a must to appreciate the versatility and space of property on offer.



## 5, New Street, Upton-Upon-Severn, WR8 0HP

### **SHOP FRONT 20'5" max x 20'4" + bays (6.24m max x 6.20m + bays)**

Dual front aspect, almost full height, glazed bay window providing a great space to display services or products, accessed via twin glazed doors which open to a wide space, currently subdivided to provide an office/store area, ceiling light points, power points, door to rear hall, door to duplex apartment, wide doorway to:

### **REAR ROOM 11'10" x 10'10" (3.61m x 3.32m)**

Ceiling light point, power point, door to store, door to:

### **WC**

Ceiling light point, extractor, wash hand basin, WC.

### **STORE/KITCHETTE 10'9" x 8'2" (3.29m x 2.50m)**

Ceiling light point, wall mounted Worcester gas fired boiler, floor mounted hot water cylinder, stainless steel double drainer sink unit.

### **INNER HALL**

Ceiling light point, steps to:

### **CELLAR 18'11" x 8'10" (5.78m x 2.70m)**

Ceiling light points, brick floor

### **DUPLEX APARTMENT**

#### **HALL**

Accessed from the main display room of the shop. Ceiling light point, smoke alarm, stairs to first floor.

#### **LOUNGE / DINER 19'11" x 12'3" (6.08m x 3.75m)**

Rear aspect double glazed window and door to covered roof terrace, exposed ceiling beams, ceiling light point, side aspect, stairs to second floor, door to bedroom, doorway to:

#### **KITCHEN 11'5" x 7'9" (3.48m x 2.37m)**

Side aspect double glazed window, ceiling light point, fitted kitchen comprising: range of floor and wall mounted white units with a dark granite effect work top, stainless steel sink unit, space for gas cooker with hood over, space and plumbing for dishwasher, space for further appliances, wood effect floor.

#### **BEDROOM 20'6" x 9'0" (6.25m x 2.76m)**

Dual front aspect windows, two radiators, built-in full height wardrobes with drawers below.



## SECOND FLOOR LANDING

Ceiling light point, smoke alarm, doors to:

### BEDROOM TWO 15'6" x 9'7" (4.74m x 2.93m)

Front aspect Velux roof light with fitted blind, exposed beams, ceiling light point, radiator, door to large walk-in wardrobe with light, hanging rail and shelving.

### BEDROOM THREE 12'5" x 9'9" (3.81m x 2.99m)

Rear aspect double glazed roof light with fitted blind, ceiling light point, exposed beams, radiator.

### BATHROOM 9'8" x 6'4" (2.95m x 1.94m)

Rear aspect double glazed velux roof light with fitted blind, ceiling light point, white suite comprising: panel bath with telephone style mixer shower over, wash hand basin, WC, radiator, exposed wooden floor boards.

## DIRECTIONS

From the Allan Morris office in Upton turn left and head towards the centre of town. Take the first left into New Street and the property can be found on the left hand side after a short distance.

WHAT THREE WORDS: - broker.panel.expel





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.  
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  
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OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: A  
ENERGY PERFORMANCE RATINGS: Current: TBC Potential: TBC  
SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

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