



**2 Rectory Road, Upton-Upon-Severn, WR8 0LX**

**£264,000**

A detached, two bedroom bungalow in need of updating, sat in a good sized plot with garage, driveway, and private west facing rear garden, for sale with no onward chain. The property which is situated close to the town centre comprises of: recessed porch, hall, sitting room, kitchen, two bedrooms, bathroom. The property which would benefit from updating has double glazing & central heating. The large plot has a detached garage and driveway, and a large west facing, private rear garden with plenty of space to extend and to house a motorhome or caravan to the side. Within walking distance of the town centre and facilities, viewing is a must to appreciate the space and potential of home on offer. No onward chain.



## 2, Rectory Road, Upton-Upon-Severn, WR8 0LX

### RECESSED PORCH

uPVC front door opens to:

### ENTRANCE HALL

Radiator, loft access, doors to:

### SITTING ROOM 15'7" x 10'11" max (4.77m x 3.34m max)

Front facing uPVC window, wall mounted gas fire, television point.

### BREAKFAST KITCHEN 13'8" x 10'11" (4.19m x 3.33m )

Rear facing uPVC window and door to the garden, sink and drainer unit, with storage below, built-in storage cupboards, one housing hot water tank, radiator.

### BEDROOM ONE 12'0" x 11'10" (3.67m x 3.63m)

Front facing uPVC double glazed window, radiator.

### BEDROOM TWO 12'0" x 9'10" (3.66m x 3.02m)

rear facing uPVC window, radiator.

### BATHROOM 6'6" x 6'5" (1.99m x 1.96m)

Rear facing obscure uPVC window, low level wash basin, panel bath, radiator, electric heater.

### FRONT GARDEN

Wide, walled front garden sat behind a dwarf wall to the fore. Access from the road via a stone chip driveway providing parking for two/three cars and leading to the garage and potential for more parking. Gated access to the rear garden.

### REAR GARDEN

Generous, private, west facing, rear garden backing onto fields. Wide timber frame gazebo to the rear of the property itself. The remainder of the garden is laid to a level lawn. To the side of the property is a spacious concreted area offering great potential for motorhome or boat storage, or a great space to extend.

### GARAGE 21'6" x 10'1" (6.56m x 3.08m)

Detached, brick built, single garage with side door, power and light. Externally accessed store to the rear.

### DIRECTIONS

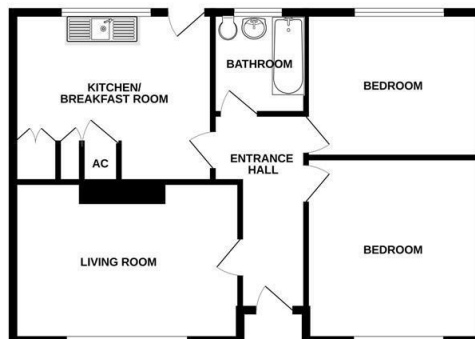
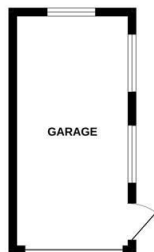
As you leave the Upton office turn right on Old Street. After passing the Upton Rugby Club and car park on the right hand side turn left onto Minge Lane. Then take the second right into Rectory Road. Number 2 can be found on the right hand side as indicated by the Allan Morris 'For



Sale' board. To arrange a viewing or with any questions please call our Upton Office on 01684 891348



GROUND FLOOR  
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq ft. (78.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The owners, vendors and agents should have no been tested and no guarantee is given as to their quality or reliability. Call for more.  
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**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

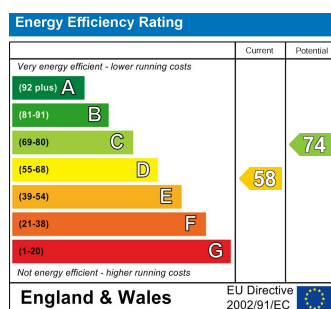
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**SERVICES:** Mains 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

**ENERGY PERFORMANCE RATINGS:** Current: D58 Potential: C74

### EPC



### Material Information Report



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