

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



39 Upton Gardens, WR8 0NU

Guide Price **£399,950**

Tucked Away Cul-D-Sac Position With Views Over The Ham. This Well Presented Three Bedroom Detached Bungalow Offers A Newly Fitted Shaker Style Kitchen/Diner, A Spacious Lounge With A Feature Fireplace And Patio Doors To The Rear garden. Newly Fitted Boiler, Modern Fitted Shower Room, Plenty Of Off Road Parking. No Onward Chain. EPC "C".

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2



Regulated by

RICS

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Offices also at Ledbury, Malvern, Colwall, Ross-on-Wye Office & London



Location

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 shops, supermarkets, a sub post office/newsagents, a bakery, a hardware store, toy shop, hairdressers and book shops to name but a few. There is a library, a rugby club and a Doctors surgery with pharmacy and dentist and plenty of choice for cafe's, pubs and restaurants alongside a fish and chip shop. For families with children there is a playground and a primary school which follows onto the sought after Hanley Castle High School. 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 Worcester, Pershore and Malvern with direct links to London Paddington for the commuter.

Description

This well presented three bedroom detached bungalow is tucked away at the end of a cul-de-sac and accessed through a five bar gate onto the private driveway with plenty of parking. The spacious hallway leads off to the good sized lounge with a feature fireplace and patio doors. The dual aspect Kitchen/diner with its modern fitted shaker style kitchen with integral appliances will appeal to potential purchasers. There are two double bedrooms and a single which are serviced by the modern fitted shower room. The loft room provides further potential subject to planning etc. The rear tiered garden is a particular feature of this property with beautiful views over the Ham towards Bredon Hill. There is side gated access to the front of the property which is laid out for low maintenance with a gravel parking area for up to four cars. Further benefits include a newly fitted combination boiler, gas central heating, UPVC double glazing and a brick built outbuilding with power and lighting. The accommodation in more detail comprises:





Entrance Hall UPVC obscure double glazed door to the front aspect, radiator, ceiling light, door to the storage cupboard (housing wooden slatted shelving and a hanging rail), smoke alarm, loft access (pull down ladder with a radiator, power and lighting), doors to bedroom one, two and three, shower room and lounge, door to:

Cloakroom UPVC obscure double glazed window to the side aspect, fitted with a white suite comprising of a low level WC and wash hand basin with a mixer tap over, tiled flooring, ceiling light.

Lounge UPVC double glazed window to the front aspect, UPVC double glazed French style patio doors to the rear garden, ceiling lights x three, radiators x two, feature fireplace with a stone mantle and hearth and a gas log burner inset, part glazed door to:

Kitchen/Diner UPVC double glazed window to the rear aspect, UPVC double glazed windows to the side and front aspect, UPVC double glazed door to the front aspect, fitted with a modern shaker style range of wall and base units with work surface and part tiled walls over, one and a half bowl, sink and drainer with a stainless steel mixer tap over, feature plate rack, selection of wall height larder cupboards with shelving, integrated waist high Indesit double oven, integrated gas hob with extractor fan over, integrated Beko fridge/freezer and washing machine, inset ceiling spot lights, Two wooden ceiling beams, radiator, ceiling light, tiled flooring, loft access (pull down ladder, part boarded, housing the newly fitted Valiant combination gas boiler).



Bedroom One UPVC double glazed window to the rear aspect, radiator, ceiling light, wooden flooring.

Bedroom Two UPVC double glazed window to the front aspect, radiator, ceiling light, wooden flooring.

Bedroom Three UPVC double glazed window to the rear aspect, radiator, ceiling light.

Shower Room Wooden obscure double glazed window to the side aspect, white suite comprising of a low level WC and wash hand basin with storage drawers and cupboards under and a mixer tap and work surface over, part tiled surround, tiled flooring, shower cubicle with a mains shower and glass sliding door, chrome heated towel rail, inset ceiling spot lights.

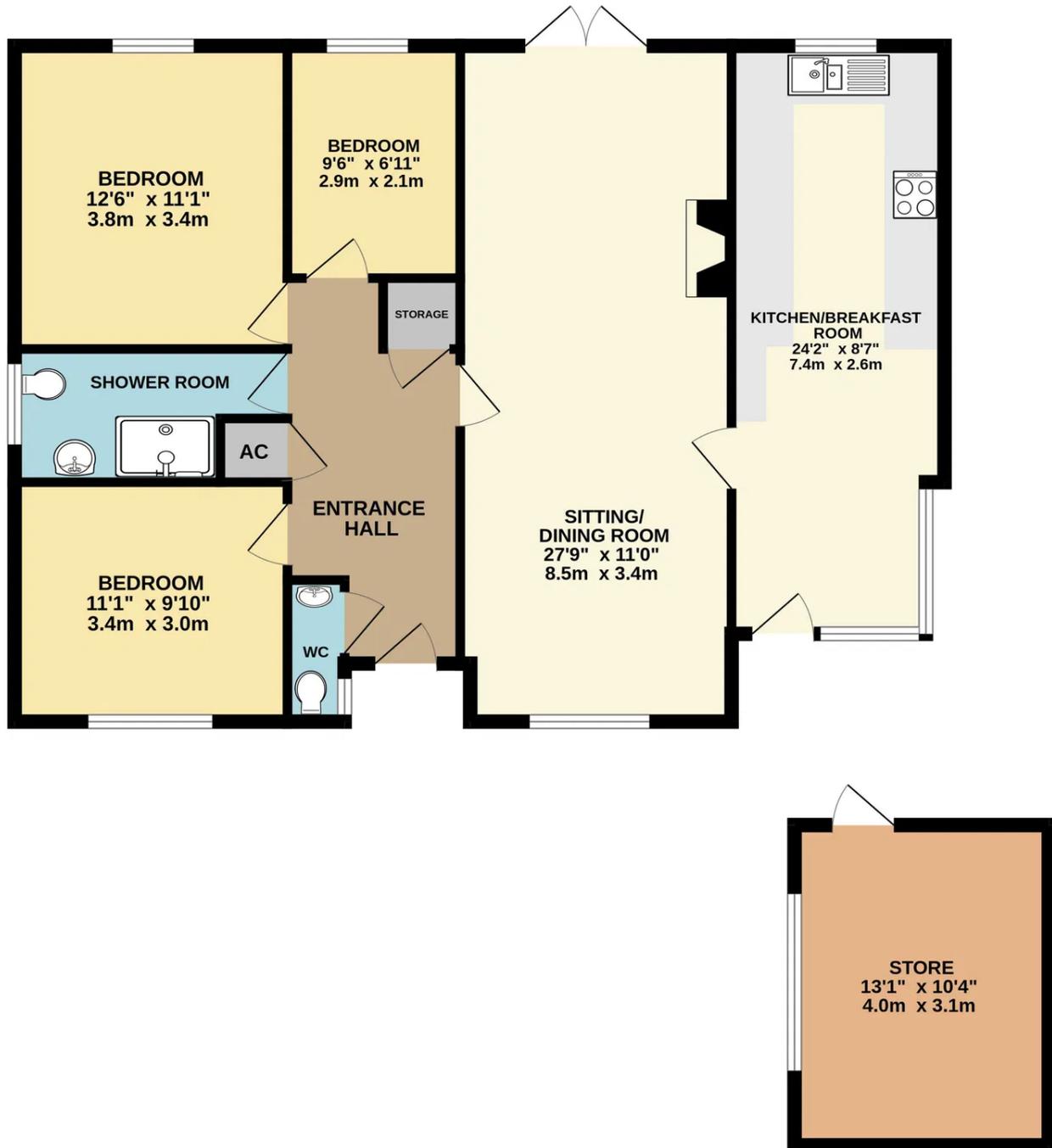
Outside

Front Garden Gravel driveway with parking for two cars leading to the wooden five bar gate. Gravel driveway for a further two cars, rockery border with plants and shrubs, brick built outbuilding (housing a wooden door to the rear aspect and wooden double glazed window to the side aspect, power and lighting), fully enclosed by brick walls, side gated access to:

Rear Garden Gravel patio area, brick built BBQ, water tap, outside power points, lawned area bordered by plants and shrubs, steps leading down to a rockery area with further steps leading down to another garden with wooden gated access to the Ham. At the one side of the property is a door into the lean to with a further door to the front of the property.



GROUND FLOOR
1124 sq.ft. (104.4 sq.m.) approx.



TOTAL FLOOR AREA: 1124 sq.ft. (104.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Tenure We are advised (subject to legal confirmation) that the property is freehold.

COUNCIL TAX BAND "D"

EPC "C"

Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

Directions From the John Goodwin office in the High Street, go onto Old Street and follow the road out past the church and through the traffic lights. Take the next turning on the left into Minge Lane, then take the next right turning into Rectory Road. Take the second turning on the left into Queens Mead and the second turning on the right into Upton Gardens. Follow the road round to the top of the cul-de-sac where the property can be found through the five bar wooden gate on the left hand side.

General Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request. John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formerly verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewings By appointment to be made through the Agent's Upton Office, Tel:

01684 593125 

