



32 Old Street, Upton upon Severn, WR8 0HW

£265,000

A versatile grade II listed town centre double fronted property with both commercial and residential elements and options for those to be used together or separately. On the ground floor is a double fronted commercial space, most recently used as a shop, to the rear of this is a kitchen, second commercial or residential room and a ground floor shower room and cloakroom beyond, offering options for either full commercial use or as a self contained annex. To the first and second floors with additional independent access is a two storey apartment offering sitting room, dining room, fitted kitchen main bedroom with en-suite, two further bedrooms and a main bathroom. Further benefits include; central heating, partially tanked cellar proving useful storage and courtyard to the rear. The property is ideal for someone looking for either a home/work option or for someone looking for a property that could provide an additional income or full investment. No onward chain.



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GROUND FLOOR - SHOP RENTAL SPACE 21'4" x 11'10" nt 9'1" **(6.52m x 3.62m nt 2.77m)**

Double fronted single glazed windows looking onto Old Street, accessed via a recessed glazed door, ceiling light points, doors to:

KITCHENETTE 11'6" x 5'11" (3.52m x 1.82m)

Ceiling light point, range of floor mounted cream fitted units under a stone effect work surface, stainless steel sink unit, space for appliances, door to sitting room/treatment room, tile effect floor, doors to:

SHOWER ROOM/UTILITY 6'7" x 6'7" max including cloakroom **(2.03m x 2.02m max including cloakroom)**

Ceiling light point, space and plumbing for washing machine, radiator, shower cubicle, tile effect floor, double glazed obscure glass door to courtyard, door to:

CLOAKROOM

Ceiling light point, pedestal wash hand basin, push flush WC, tiled walls, tile effect floor.

INNER HALL

Ceiling light point, door to cellar, door to:

SITTING ROOM/TREATMENT ROOM 11'5" x 9'10" (3.49m x 3.01m)

Rear aspect double glazed window, ceiling light point, radiator, door to inner hall.

CELLAR 9'10" x 8'11" (3.02m x 2.73m)

Ceiling light point, partially tanked cellar providing useful storage.

APARTMENT HALL

Accessed also via double glazed door from the rear courtyard, recessed ceiling down lighters, radiator, tiled floor, space and plumbing for washing machine, stairs to:

FIRST FLOOR LANDING

Landing area with doors leading to bathroom, sitting room and dining room with archway through to the kitchen, ceiling light point, stairs to second floor.

SITTING ROOM 12'0" x 11'5" + alcove (3.675m x 3.50m + alcove)

Step down into sitting room, double glazed window to rear aspect, ceiling light point, double radiator, two wall light points, step into alcove, exposed wooden floorboards.

DINING ROOM 9'10" x 8'10" (3.02m x 2.71m)

Two sash windows to front aspect, radiator, original beam with ceiling light point, door to cupboard with shelving, archway to:

KITCHEN 9'10" x 8'10" (3.02m x 2.71m)

Sash to front aspect, radiator, range of floor and wall mounted cupboards and drawers with work surface over, stainless steel sink unit, space for cooker, space for fridge/freezer, space and plumbing for automatic washing machine/dishwasher, tile effect floor.



BATHROOM 11'3" x 9'3" max (3.44m x 2.83m max)

Fully tiled floor and walls, white suite comprising: panelled bath with shower over and folding shower screen, low level WC, pedestal wash hand basin, shaver point, mirror with light, six ceiling spot lights, double radiator, heated chrome towel rail, double glazed opaque window to rear aspect, cupboard with slatted housing Worcester combination gas fired central heating boiler.

STAIRS TO SECOND FLOOR LANDING

Obscure glass roof light, wall light point, ceiling light point, doors to:

MAIN BEDROOM 11'1" x 13'6" max (3.38m x 4.12 max)

With sloping ceiling, cottage style dormer window to front aspect, ceiling light point, original beams, double radiator, built in wardrobe with hanging space and shelving, door to en-suite shower room and dressing room.

EN-SUITE SHOWER ROOM 10'5" x 9'4" (3.18m x 2.87m)

Double glazed uPVC window to rear aspect, built in double wardrobe with hanging rail, built in cupboard with shelving, fully tiled shower cubicle with shower, low level WC, wash hand basin with mixer tap and tiled splash back, two heated chrome towel rails, seven ceiling spot lights, extractor fan.

BEDROOM TWO 11'5" x 10'5" to alcove (3.50m x 3.18m to alcove)

Double glazed window to rear aspect, radiator, ceiling light point, wash hand basin with tiled splash back with storage below.

BEDROOM THREE 9'10" x 8'3" (3.0m x 2.52m)

With sloping ceiling, single glazed cottage style dormer window to front aspect, radiator, beam, ceiling light point.

OUTSIDE

Small courtyard accessible from the commercial premises or the duplex apartment and also with gated access to Backfields Lane which gives a fully independent access to the flat.

DIRECTIONS

From the Upton office turn right and property can be found a few doors down on the right hand side as indicated by the Allan Morris 'for sale' board. To arrange a viewing with any queries on the property please call Allan Morris on 01684 891348 or email upton@allan-morris.co.uk

AGENTS NOTE - PARKING

The current owners have a private rental space immediately behind property available and paid for a year. Dates to be confirmed,





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: B

ENERGY PERFORMANCE RATINGS: Exempt due to listing

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report

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