



52 Gardens Walk, Upton-upon-Severn, WR8 0JE

**Asking Price
£310,000**

A detached three bedroom home located within the heart of Upton-upon-Severn with scope for modernisation and no onward chain. The property benefits from parking for multiple cars, garage and a private enclosed rear garden. The accommodation briefly comprises of: reception hall, fitted kitchen to rear aspect with a walk-in pantry, large lounge/diner, study, three bedrooms and a bathroom. The gardens are easily maintained at the front and offer ample parking, plus a garage to the rear. The part lawned, part stone paved rear garden has planted borders and flower beds. The property further benefits from gas central heating and double glazing. An early viewing is highly recommended.



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FRONTAGE

Generous driveway with parking for 2/3 cars, gated access to the garden and garage, front door accessed from the side of the property.

ENTRANCE HALL

Front door with double glazed frosted window, hanging coat rail, dual aspect storage cupboard, radiator. Door to:

LIVING/DINING ROOM 9'5" x 19'7" (2.88m x 5.97m)

Large double glazed window to the front aspect, radiator, double glazed sliding door to the study, Door to:

KITCHEN 8'9" x 9'5" (2.67m x 2.88m)

Double glazed window to the rear aspect, door to the garden with a double glazed window, floor and wall mounted kitchen units, integrated gas oven & hob, sink and drainer unit, plumbing for a washing machine, walk-in pantry.

STUDY 6'2" x 6'7" (1.90m x 2.02m)

Double glazed sliding door to the rear aspect, door to:

WC

Window to the rear aspect, low-level W/C, hand-wash basin, mirrored vanity cupboard, radiator.

FIRST FLOOR LANDING

Double glazed frosted window to the side aspect, radiator, loft access, storage cupboard housing boiler, door to bedrooms and bathroom.

BEDROOM ONE 12'0" x 10'0" (3.68m x 3.06m)

Double glazed window to the rear aspect, radiator.

BEDROOM TWO 10'1" x 9'5" (3.08m x 2.89m)

Double glazed window to the front aspect, radiator.

BEDROOM THREE 8'4" x 5'11" (2.56m x 1.82m)

Double glazed window to the front aspect, radiator, built-in wardrobe.

BATHROOM 6'5" x 5'7" (1.97m x 1.71m)

Double glazed frosted window to the rear aspect, extractor fan, heated towel rail, low-level W/C, handwash basin, bath with overhead shower unit, wall mounted vanity mirror.

REAR GARDEN

Private enclosed rear garden with stone paved patio areas and a small lawned area. The driveway extends to the rear to allow access to the garage. There is an outside water tap, access from the kitchen and study as well as gated access from the front of the property.



DIRECTIONS

From the Allan Morris Upton office, follow left along the high street then take a narrow right onto Court Street. Follow Court street around to the right then take a left onto Severn drive. Then take the next right from Severn drive onto Gardens walk. Follow Gardens walk for approximately 100 yards, the property is located on the left hand side of the road where there will be a Allan Morris for sale board.

What 3 words:

///skimmers.recover.duration





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

MAKING AN OFFER: At the point of making an offer, intending purchasers will be required to produce two pieces of identification for each individual, as well as proof of how they intend to purchase the property. This is required to comply with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information or guidance can be made available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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