



## Rose Cottage East Waterside, Upton-Upon-Severn, WR8 0PB

**£325,000**

A semi detached three bedroom cottage with garage and garden currently used as a successful air bnb on the East side of Upton upon Severn for sale with no onward chain. The character accommodation comprises: porch, dining room, dual aspect sitting room, study, fitted kitchen with door to garden, three bedrooms each with storage, bathroom with separate shower. Further benefits include: central heating, double glazing, detached garage, gardens and parking.



# Rose Cottage, East Waterside, Upton-Upon-Severn, WR8 0PB

## ENTRANCE PORCH

Accessed via part glazed front door, windows to front and side aspects, ceiling light point, built in seat with storage within, tiled floor, glazed door to:

## DINING ROOM

Front aspect window looking into entrance porch, exposed ceiling beams, wall light points, feature opened stone fireplace, display alcove and shelf, radiator, continued tiled floor from the porch, wide open arch to sitting room.

## SITTING ROOM

Dual aspect with front and side aspect windows overlooking the garden, exposed ceiling beams, exposed wall beams, feature fireplace with floor mounted gas fired wood burner, radiator, continued tiled flooring from the dining room.

## FITTED KITCHEN

Dual aspect with rear and side facing windows overlooking the gardens, ceiling light point, re-fitted kitchen comprising of a matching range of floor and wall mounted wood fronted units and a dark stone effect work surface, stainless steel sink unit with mixer tap over, integral electric hob with discrete extractor over and oven below, space and plumbing for washing machine, space for further appliance, space for tall fridge freezer, radiator, continued tiled floor, glazed door to rear garden.

## BREAKFAST ROOM/STUDY

Side aspect window, wall light point, stairs to first floor, radiator, continue tiled floor, large understairs storage cupboard.

## FIRST FLOOR LANDING

Ceiling light point, smoke alarm, access to roof space, doors to:

## BEDROOM ONE

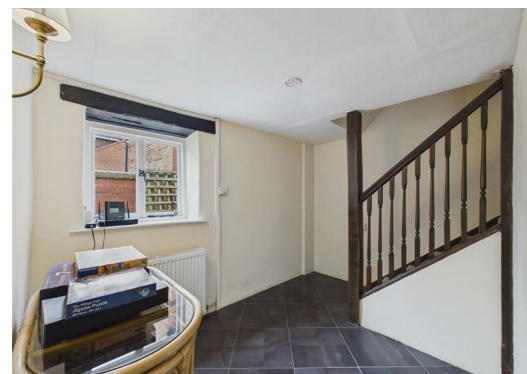
Dual aspect with side facing leaded glass double glazed window and additional high level rear aspect window, range of built-in storage cupboards, built-in wardrobe with hanging rail and shelving, radiator.

## BEDROOM TWO

Side aspect double glazed glass windows, ceiling light point, exposed beams, built-in wardrobes with hanging rail and shelving, radiator.

## BEDROOM THREE

Dual aspect with front and side-facing double glazed leaded glass windows, ceiling light point, radiator, built-in wardrobe with hanging rail and shelving.



## BATHROOM

Side aspect obscure glass double glazed window, ceiling light point, white suite comprising: panel bath, shower cubicle with Triton shower, pedestal wash hand basin, WC, radiator, built-in laundry cupboard with slatted shelving and hot water cylinder, wall mounted electric heater, part tiled walls, wood plank effect flooring.

## GARDENS

Rose Cottage is accessed via the lane via a wide driveway providing parking for two to three cars which leads to the garage, a gate opens to a stone chip path which leads to the front door and continues around the sides of the property, the majority of the garden which is set within a brick wall flood defence is laid to lawn with a feature covered well by the garage and a paved seating area to the rear, to the far side of the property there is gated access is a further enclosed garden area which would provide ideal space for dog kennels or similar.

## DETACHED BRICK BUILT GARAGE

With a pitched tiled roof accessed by an up and over style door to the fore, window overlooking the garden, stable door to the garden, power and light points, fixed ladder to eaves storage.

## AGENTS NOTE

The property has been run as a successful Air B n B and has the potential to be sold with forward booking and contents if required providing a return that can begin straight away.

The property flooded in July 2007. Additional flood defences have been added both at the property and locally and the property has not flooded since

## DIRECTIONS

From the Allan Morris Upton upon Severn office proceed over the river bridge, Take the first turning right before Upton Marina, Rose Cottage can then be found on the left hand side at the far end of the lane. For further information or to arrange a viewing please contact the Upton office on 01684 891348.

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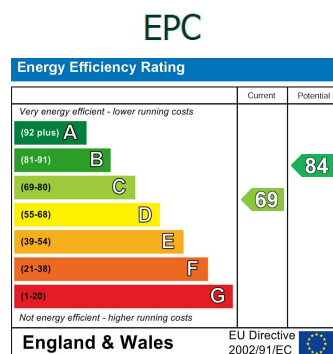
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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: D

**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.



### Material Information Report



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