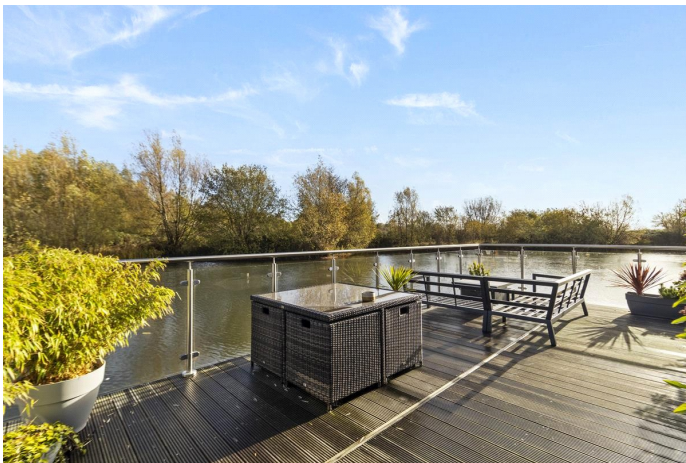


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



Beautifully Designed Tranquil Waterfront Floating Home With A 12 Month Residency. Spacious Open Plan Kitchen/Diner/Lounge With Integral Appliances And Patio Doors. Spacious Composite Decking Area Surrounding The Home For Entertaining. Master Bedroom With En-Suite Shower Room, Bedroom Two And Family Bathroom. Parking And UPVC Double Glazing. No Onward Chain. EPC N/A

## 8 Upton Lake - Offers in the region of £295,950

8, Upton Lake, East Waterside, Upton Upon Severn, Worcestershire, WR8 0DT

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# 8 Upton Lake

## Location & Description

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, pubs, restaurants and cafes to include a bakery, hardware/toy shop, book shops, Boots the chemist and a butchers to name but a few. There is a library, rugby club and a Doctors surgery with pharmacy and dentist. For families with children there is Upton 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 Pershore, Worcester and Malvern with direct links to London Paddington. Open countryside adds to the appeal.

## Property Description

If you are looking for a tranquil home on the water that is spacious and modern fitted throughout this maybe the one for you. This two bedroom property offers a lovely open plan kitchen/diner/lounge with integral appliances adding to the appeal. There are patio sliding doors to the rear aspect offering lovely views over the waterfront and wildlife. The master bedroom has built in double wardrobes and an En-Suite shower room. The second bedroom is serviced by the modern fitted family bathroom.

Outside offers a wonderful space to sit and take in the views with family and friends with a wrap around composite decking area providing plenty of room for patio furniture and potted plants.

Further benefits include UPVC double glazing, feature port hole windows in some of the rooms, wood laminate flooring, inset ceiling spot lights, electric combi boiler and car parking in the designated carpark for the floating homes.

A short walk takes you past the Marina (for boating enthusiasts) and to the Wheelhouse bar and restaurant. A little further along over the bridge into Upton you will find an array of shops, supermarkets, pubs, restaurants and cafes. There is a rugby club, a library and Doctors surgery with pharmacy and dentist. Open countryside and good commuter links makes this a lovely home for those looking to relax but have amenities on the door step.

## Entrance Hall

UPVC double glazed door to the side aspect, UPVC double glazed windows x two to the side aspect, wood laminate flooring, inset ceiling spotlights, radiator, central heating control gauge, door to the storage cupboard (full height), doors to the master bedroom, bedroom two and family bathroom, door to:







### Open Plan Kitchen/Diner/Lounge

Spacious open plan living with a modern fitted kitchen including integral washing machine/dryer, fridge/freezer and dishwasher, integral waist high oven, induction hob with a stainless steel splash back and extractor fan over. plenty of storage cupboards, inset ceiling spot lights, power points, feature Oak beam, room for a dining table, upright radiators x two, UPVC double glazed windows x four to the side aspects, UPVC feature circular window to the side aspect, wood laminate flooring, TV point, UPVC double glazed patio sliding doors to the rear aspect leading onto the decking area.

### Master Bedroom

UPVC double glazed full length window to the side aspect, power points, built in double wardrobes x two, wood laminate flooring, inset ceiling spot lights, radiator, door to:

### En-Suite Shower Room

UPVC feature circular window to the side aspect, fitted with a white suite comprising of a low level WC and wash hand basin with a mixer tap and mirrored storage cupboard over and storage cupboard under, shower cubicle with a mains shower and glass sliding door, extractor fans x two, ceiling light, vinyl flooring, chrome heated towel rail.

### Bedroom Two

UPVC double glazed window to the side and front aspects, radiator, built in double wardrobe, inset ceiling spot lights, power points, wood laminate flooring.

### Bathroom

UPVC feature circular window to the side aspect, fitted with a modern three piece suite comprising of a low level WC and wash hand basin with a mixer tap, shelf and mirror over and storage cupboard under, part tiled walls, bath with a mains shower over and glass shower screen, vinyl flooring, inset ceiling spot lights, chrome heated towel rail, extractor fan, ceiling light.

### Outside

#### Front Decking Area

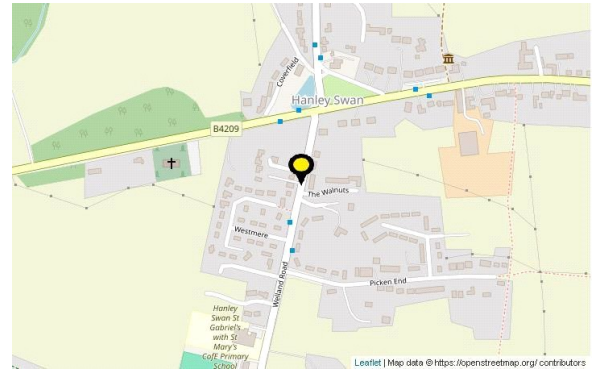
Composite decking surround the home with a glass screening around the front patio area. Door to the walk in storage cupboard/shed (housing the electric combi boiler, power points, room for electrical appliances). The decking takes you to the side entrance door.

#### Rear Decking Area

Good sized decking area with lovely views over the lake with wildlife and a back drop of trees. Plenty of room for patio furniture and potted plants etc, water tap, free standing storage units to the side aspect.

## Directions

From the John Goodwin office in the High Street, go onto Church Street and continue to the roundabout. Take the second turning onto the bridge. Take the second turning on the right hand side which is signposted Upton Marina. Our agent will meet you in the parking area next to the Wheelhouse restaurant.



## Services

We have been advised that mains electric is 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.

## Tenure

We are advised (subject to legal verification) that the property is Leasehold. The property is held on a 124 year lease from 2025.

## 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 formally 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.

## Viewing

By appointment to be made through the Agent's Upton upon Severn Office, Tel: 01684 593125

## Council Tax

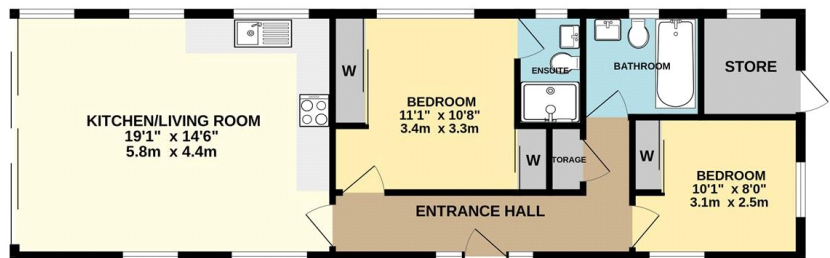
COUNCIL TAX BAND "A"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

## EPC

The EPC rating for this property is N/A.

GROUND FLOOR  
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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**Upton Office**  
**01684 593125**  
**9 High Street, WR8 0HJ**

### MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leases and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

