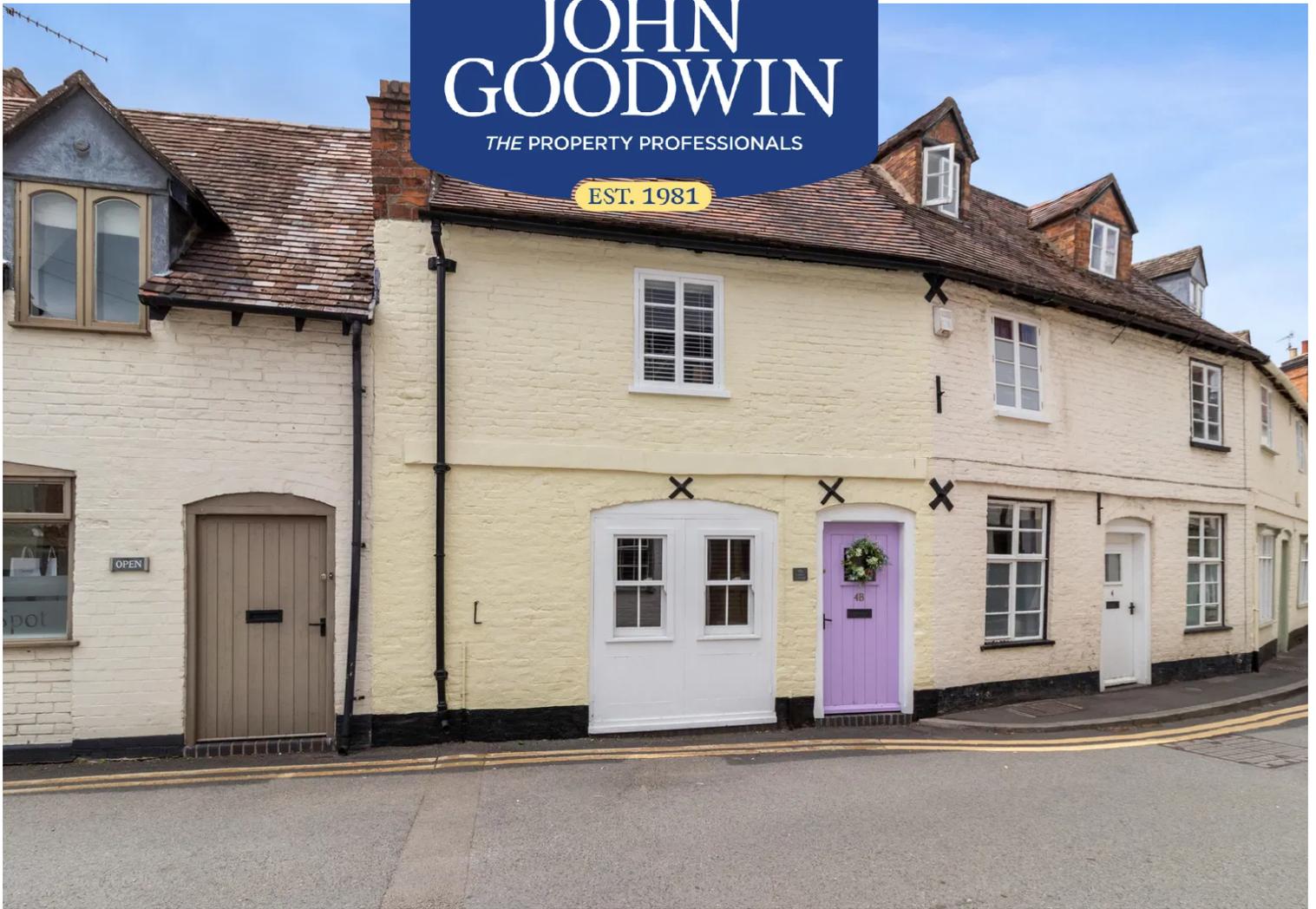


# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



## Cutters Cottage, 4b Court Street, WR8 0JT

Offers Over **£200,000**

Charming Grade II Listed Two Bedroom Character Cottage Situated In The Heart Of This Picturesque Riverside Town. This Property Has Been Tastefully And Thoughtfully Updated Throughout To A High Standard By The Current Vendor To Provide Character Features With Modern Day Living. Further Benefits Include A Newly Fitted Kitchen, A Feature Fireplace In The Lounge, An Oak And Glass Staircase With Storage Under, Intensive Damp Proofing Throughout, New Flooring Throughout, Gas Central Heating And A Pretty Low Maintenance Courtyard Garden. Ideal For An Air B&B Or First Time/Rental Buyer. No Onward Chain. EPC D.



Regulated by

**RICS**

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9 High Street, Upton upon Severn, Worcestershire, WR8 0HJ  
Offices also at Ledbury, Malvern, Colwall, Ross-on-Wye Office & London



#### Location & Description

Upton upon Severn is an historic picturesque town situated on the banks of the River Severn. There is a good range of supermarkets, shops as well as a sub post office, Boots the chemist, a bakery, hairdressers, a library, rugby club, a hardware store alongside pubs, restaurants and cafes to enjoy. Upton also offers a Doctors surgery with pharmacy and dentist. The town has its own marina as well as jazz, folk, blues and other festivals during the year. The surrounding countryside offers delightful walks in particular the Malvern Hills and further afield the Cotswolds. The town is well positioned being approximately 3 miles from the M50/M5 motorways and approximately 11 miles from Worcester, 15 miles from Cheltenham, 7 miles from Tewkesbury and 8 miles from Malvern. For the commuter there are train stations at Pershore, Malvern and Worcester with direct links to London Paddington.

#### Property Description

This charming Grade II Listed two bedroom character cottage is laid out over three floors. The property has been tastefully and thoughtfully updated throughout by the current vendor to provide the old with the new for modern day living. On entering the property there is an area for coats and shoes. The living room has a feature corner fireplace with an Oak beam and electric log burner with modern wood panel effect surround. A new Oak and glass staircase is a real show stopper and has the added bonus of a large pull out storage draw under. There is room for two sofa's or a sofa and small dining table. Access to a further cupboard under the stairs houses the space and plumbing for a washing machine and power points for a Hoover charger. The Oak effect refitted kitchen offers an integral oven, ceramic hob, an under counter fridge and plenty of storage cupboards. On the first floor there is a double master bedroom and the modern fitted cottage style bathroom. Feature stairs lead up to the second double bedroom with exposed beams. Outside is a pretty low maintenance courtyard garden with white washed brick walls and gravel and stepping stone paving. To the rear you have an open aspect over neighbouring properties with mature trees, plants and shrubs to enjoy whilst entertaining with friends and family. Further benefits include feature wooden latch doors throughout, new flooring throughout, gas central heating and intensive damp proofing throughout making this lovely cottage an ideal home ready to move into and enjoy for those looking for an Air B&B, rental investment/ first time home or a lock up and leave.





**Entrance Hall**

Wooden door with a glazed inset to the front aspect, inset fitted mat by the door, coat hooks, open plan into:

**Living Room 4.65m (15ft) Irregular Shape Maximum Length x 2.71m (8ft 9in)**

Wooden double glazed windows x two with fitted wood blinds to front aspect, exposed ceiling beams, radiator, TV point x two, corner feature fireplace with inset electric log burner and Oak beam and panelling surrounding making good use of the space, power points, inset ceiling spot lights, door to under stairs storage with plumbing and space for washing machine and power point for a Hoover, large under stairs pull out drawer for storage, wood laminate flooring, feature Oak and glass staircase rising to the first floor, door to:

**Kitchen 2.58m (8ft 4in) x 2.14m (6ft 11in)**

Newly fitted modern Oak effect wall and base units with work surface over and part tiled surround, stainless steel sink and drainer with a stainless steel mixer tap over, integral Lamona oven and ceramic hob with a stainless steel extractor over, ceramic marble effect tiled flooring, inset ceiling spot lights, power points, electric fuse box, free standing fridge, radiator, wooden window and door to the rear courtyard.

**First Floor**

**Landing**

Smoke alarm, power points, ceiling light, feature wooden stairs to second floor, door to bathroom and door to;

**Master Bedroom 3.97m (12ft 10in) Irregular Shape Maximum Length x 3.30m (10ft 8in)**

Double sized bedroom with a inset hanging rail and plenty of room for bedroom furniture, single glazed wooden window to front aspect, radiator, ceiling light point, exposed ceiling beams, power points.



**Bathroom**  
Three piece white suite comprising of a panelled bath with part tiled surround and a mains shower with glass screen over, wash hand basin with a tiled splash back, mirror and light over, low level WC, wooden obscure double glazed window to rear aspect, ceiling spotlights, extractor fan, heated chrome white towel rail, wall Worcester gas combination central heating boiler, vinyl tiled flooring.

**Second Floor**  
**Landing**

Exposed beams, ceiling light, smoke alarm, door to;

**Bedroom 2 2.71m (8ft 9in) x 2.56m (8ft 3in)**

Exposed ceiling and wall timbers, original window to front aspect with sliding secondary glazing offering views over the neighbouring roof tops, radiator, power points, ceiling light.

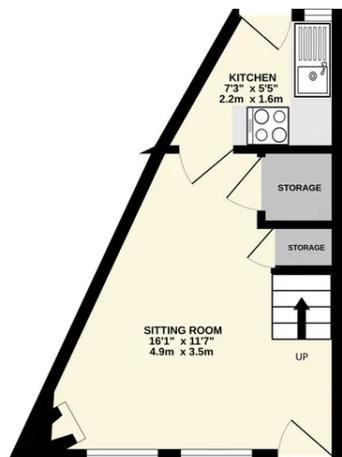
**Courtyard**

From the kitchen is a pretty courtyard garden with white washed walls, laid with feature gravel and stepping stones, a small border with pebbles, plants and shrubs, outside security light, low fencing, room for a table and chairs, lovely views over neighbouring gardens to the rear with trees, plants and shrubs giving the feeling of open space.

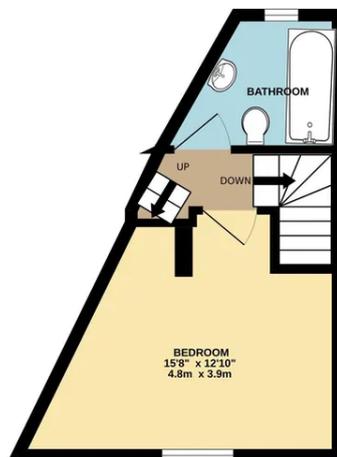


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

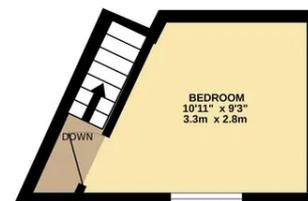
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 549sq.ft. (51.0 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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### Services

We have been advised that mains gas, electricity, water and drainage 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 authorities. No statement relating to services or appliances should be taken to infer that such items are in satisfactory working order and intending purchasers are advised to satisfy themselves where necessary.

### Tenure

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

### 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.

### Viewing

Strictly by appointment through the Agents Upton office

[. 01684 593125](tel:01684593125) 

### Council Tax

COUNCIL TAX BAND "B"

This information may have been obtained by telephone call only and applicants are advised to consider obtaining written confirmation.

### EPC

EPC D.