



## The Old Bake House Backfields, Worcester, WR8 0JH

**£250,000**

A charming three double bedroom cottage with parking located in the centre of Upton upon Severn, a short walk to the town facilities. The accommodation comprises: entrance hall, dual aspect lounge diner, good sized fitted kitchen with pantry, three double bedrooms, bathroom. Further benefits include: gas central heating, double glazing, and a block pave courtyard/drive providing parking and outside space. Pedestrian access to Old Street gives great access to the town and the M5/M50 and Worcestershire Parkway are a short drive away. Viewing a must to appreciate the convenient location and size of home on offer.



# The Old Bake House, Backfields, Upton-Upon-Severn, Worcester, WR8 0JH

**CANOPY PORCH**  
Wooden framed canopy porch, wood effect part obscure glass double glazed door to:

## ENTRANCE HALL

Recessed ceiling down lighter, smoke alarm, radiator, space for coats, stairs to first floor with understairs cupboard, doors to:

## LOUNGE/DINER 16'7" x 10'0" (5.08m x 3.07m)

Dual aspect with front and side aspect double glazed window, ceiling light point, two wall light points, feature gas living flame effect fire with wooden surround and marble hearth, radiator, space for dining table.

## KITCHEN 10'4" x 8'9" max (3.15m x 2.67m max)

Side aspect double glazed window, recessed ceiling down lighters, fitted kitchen comprising of a range of floor and wall mounted cream units under a wood block effect work top with tiled surround, one and a half bowl sink unit, integral electric hob with oven below, space and plumbing for washing machine, space for tall fridge freezer, radiator, tile effect flooring, door to pantry.

## LANDING

Side aspect double glazed window, ceiling light point, recessed ceiling downlighters, smoke alarm, doors to:

## BEDROOM ONE 10'9" x 9'0" max (3.28m x 2.76m max)

Side aspect double glazed roof light with fitted blind, ceiling light point, access to roof space, radiator, large built-in airing cupboard with hot water cylinder, slatted shelves and storage.

## BEDROOM TWO 10'8" x 10'6" (3.26m x 3.21m)

L shaped, rear aspect double glazed window, wall light point, radiator. NB currently used for working from home.

## BEDROOM THREE 9'6" x 8'2" (2.92m x 2.49m)

Double glazed window, wall light point, radiator..

## BATHROOM 6'9" x 5'10" (2.08m x 1.78m)

Recessed ceiling downlighters, white suite comprising: panel bath with Tritan shower over and glazed screen to side, wash hand basin with storage below, push flush WC, part tiled walls, mirror with light over, heated chrome towel rail.

## COURTYARD AND PARKING

The property is accessed from Backfields lane by a block paved driveway providing parking for two cars, the parking and the garden are open. The space is low maintenance laid entirely block paved, small brick built store to the rear, two external lights. Pedestrian access through to Old Street.



## DIRECTIONS

From the Upton office, turn left and proceed down New Street, cutting through to Backfields Lane. The property can be found after around the right hand bend on the left hand side as indicated by the Allan Morris 'For Sale' board. To arrange a viewing or with any queries please call us on 01684 561411 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

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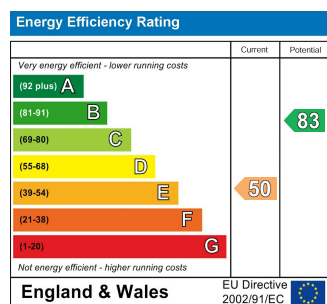
**TENURE:** We understand the property to be Freehold but this point should be confirmed by your solicitor.

**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: 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.



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