

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



40 Upton Gardens, WR8 0NU

Guide Price **£254,000**

An Ideal Opportunity To Purchase A Three Bedroom Semi Detached Property In A Quiet Cul-De-Sac Location Within The Town Of Upton Upon Severn. With Off Road Parking For Two Vehicles, An Enclosed Rear Garden. EPC Rating "D".

Bedrooms: 3 | Bathrooms: 1 | Receptions: 2



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

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, restaurants and pubs. There is a Doctors surgery with pharmacy and dentist, a library and rugby club. For families with children Upton Primary School is a short walk away and 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.

Property Description

A wonderfully located semi detached three bedroom home offering spacious internal accommodation situated in a quiet cul-de-sac location within easy walking distance of the amenities of Upton Upon Severn. The house is ideal for a family and offers off road parking.

The property is set back from the road behind a block paved pathway and foregarden that gives access to the driveway which also gives access into the rear garden.

The property benefits from entrance hall, sitting room, dining room, kitchen, conservatory, three bedrooms, bathroom and enclosed garden.

The front door with side panels opens to:





Entrance Hall

UPVC door with glass panels leading into a spacious entrance, ceiling light and radiator. Stairs to first floor and door through to:

Lounge

Front facing double glazed window, ceiling light, electric fireplace, radiator and under stairs storage cupboard. Part glazed door to:

Dining Room

Ceiling light, radiator, door to kitchen and double glazed sliding doors to conservatory.

Kitchen

Fitted with a range of base, wall and drawer units with worktop over. Stainless steel sink with drainer and mixer tap over. UPVC window over looking the rear garden. Space and plumbing for washing machine. Space for free standing cooker. Extractor hood over. Space for fridge/freezer. Part tiled splash back and radiator

Conservatory

Conservatory with exposed brick wall and Perspex roof. Wall light. Rear door opening out to the garden and patio area.



Landing

Loft hatch, ceiling light, side facing double glazed window, storage cupboard housing water tank and shelving.

Bedroom One

Ceiling light, rear facing double glazed window with views of the garden, built in wardrobes and radiator.

Bedroom Two

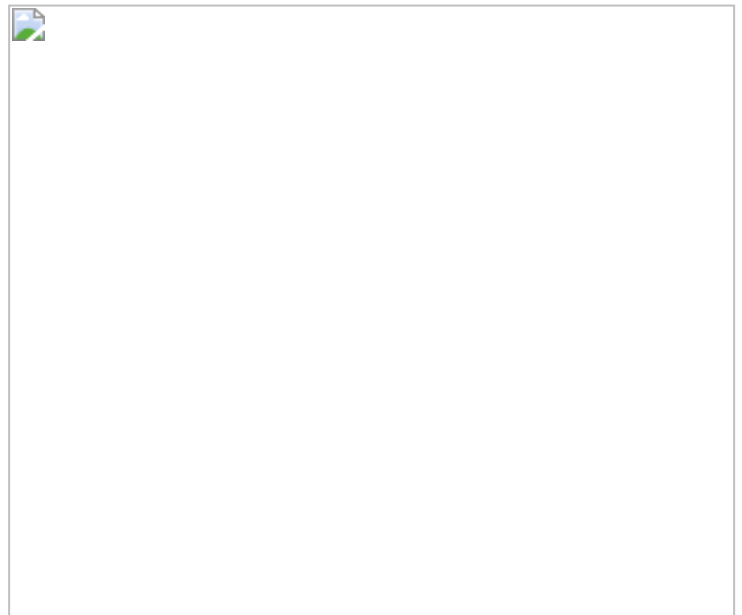
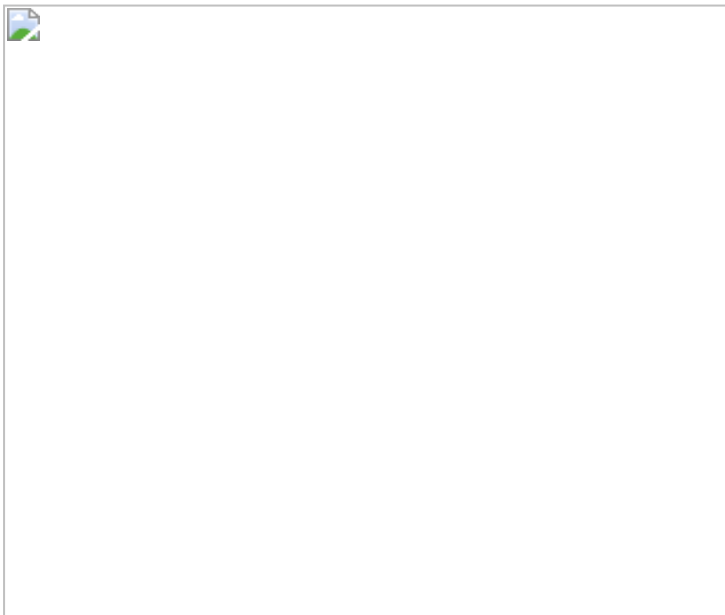
Ceiling light, front facing double glazed window, radiator and built in wardrobes.

Bedroom Three

Ceiling light, front facing double glazed window and radiator.

Bathroom

Low level bath with tiled surround and MIRA shower over. Folding shower screen. Wash hand basin. Opaque glazed UPVC window to rear. Heated towel rail. Ceiling light.





W/C

UPVC opaque glazed window to rear. Low level WC. Radiator and ceiling light.

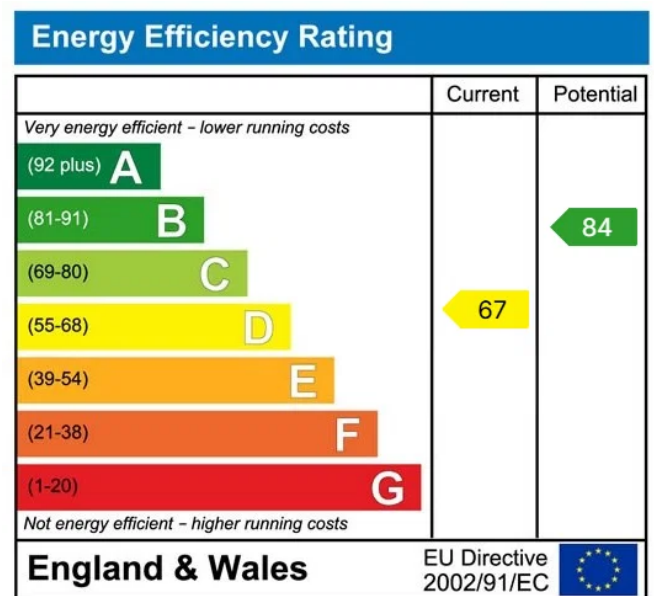
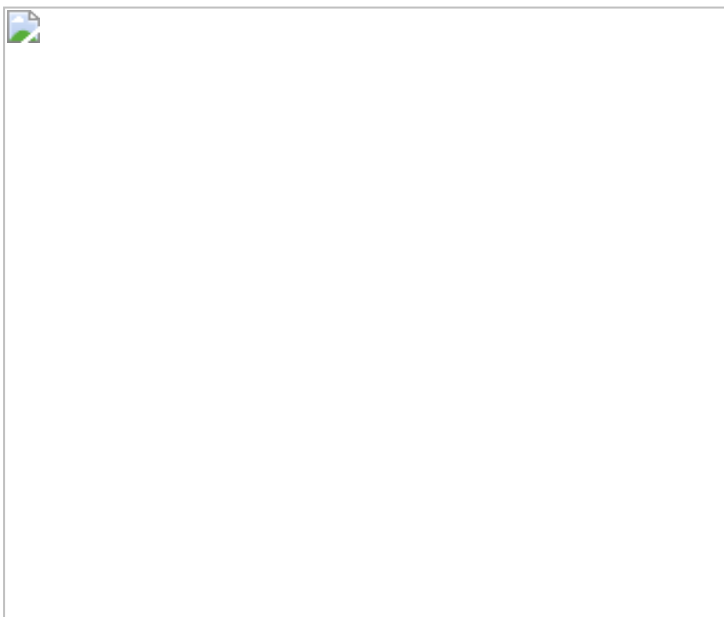
Outside

The rear of the property is a private garden which can be accessed via a side gate to the front driveway area and door from the conservatory opening to a patio area, an ideal space for entertaining. The garden is gravelled in areas with a tree to the rear, shed and with a planted shrub boarder.

The front of the property is a driveway providing parking for two vehicles and a small garden area with planting and gravelled areas.

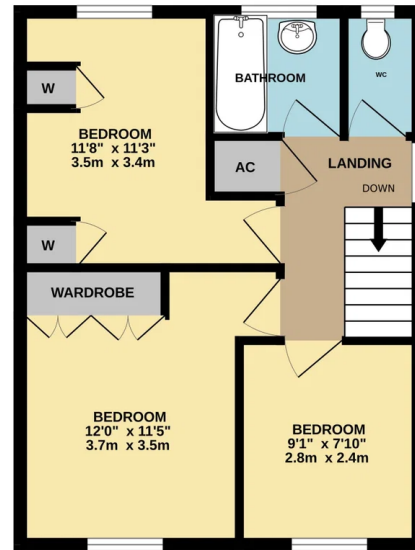
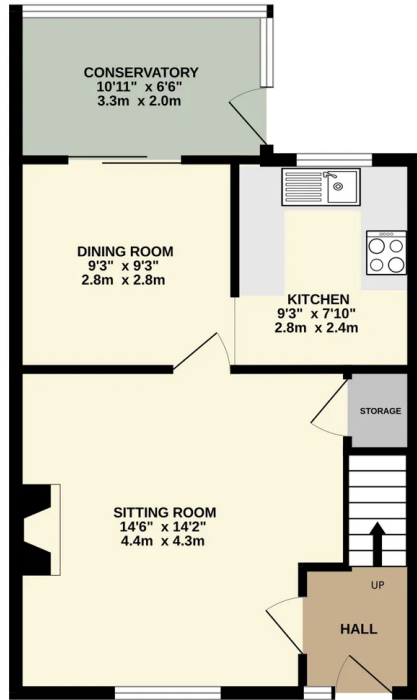
Directions

From our John Goodwin office in the High Street, continue up onto Old Street, go past the church on the left hand side and after the traffic lights take the next left hand turn into Minge Lane. Take the first turning on the right hand side into Rectory Road, then take the second turning on the left hand side into Queens Mead. Take the second turning on the right hand side into Upton Gardens follow the road down till you get to the cul-de-sac on your right where you will find 40 Upton Gardens on your left.



GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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 services 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 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.

Council Tax

COUNCIL TAX BAND "C"

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 D (67).

Viewing by appointment to be made through the Agent's Upton Office, Tel: 01684593125

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.

Tenure - We are advised (subject to legal confirmation) that the property is freehold.