Allan Morris
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3 Field Row, Upton-Upon-Severn, WR8 0JY

£195,000

A charming two-bedroom terraced home located in the heart of Upton-upon-Severn, benefitting from two parking spaces, an open-plan kitchen/diner and private gardens, offered with no onward chain. With access from both Brown Square and Gardens Walk, the property is perfectly positioned to benefit from all of Upton's amenities on its doorstep. The accommodation comprises a living room, kitchen/diner, and a landing providing access to two bedrooms, a recently fitted bathroom, and an airing cupboard. Externally, the property benefits from two parking spaces off Brown Square, an enclosed garden with a pergola leading into a private courtyard with a stable door providing access to the property, and a timber-framed canopy porch. There is also a rear door with a timber-framed canopy porch and a private walkway, shared by the three terraced properties, leading onto Gardens Walk. Viewing is highly recommended.







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FRONTAGE
Timber framed canopy porch with pitched roof, outside light, private stone paved courtyard, wooden bench seat, feature pergola through to the enclosed garden & parking spaces.

LIVING ROOM 11'9" x 10'11" (3.59m x 3.35m)
Double glazed window to the front aspect, wall light point, gas fireplace, double panelled radiator, television and internet point, built in storage cabinet, stable door to the front aspect. Door to:

KITCHEN/DINING ROOM 16'7" x 11'0" (5.07m x 3.37m)
Two double glazed windows to the rear aspect, door to the rear aspect with privacy glass window, fitted kitchen with floor and wall mounted units and shelving, sink and drainer unit, freestanding oven and hob, radiator, plumbing for a washing machine. Kitchen area has wooden effect laminate flooring.

LANDING
With radiator in cabinet, access to airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE 11'9" x 10'4" (3.60m x 3.15m)
Double glazed window to the front aspect, loft access, built in double wardrobe, radiator.

BEDROOM TWO 9'4" x 7'10" (2.86m x 2.39m)
Double glazed window to the rear aspect, loft access, built in storage cupboard with shelving also housing boiler, radiator, wall mounted mirror and shelf, wooden effect laminate flooring.

BATHROOM
Velux window, walk-in shower unit, wash basin, low-level W/C, wall mounted mirror and shelving, chrome heated towel rail, hand towel rail, waterproof sheet wall panels, laminate flooring

GARDEN / APPROACH
The property can be accessed via the front or rear aspect. The property benefits from two parking spaces to the fore of the property and two storage sheds, with one being recently installed.

There is a shared gated access with the neighbour to the garden, with a pathway leading down through the garden, under the pergola and into the private courtyard, with access to the property through the stable door. The neighbouring property has a pathway veering off into their own private garden.

DIRECTIONS

From the Allan Morris Upton office go left along Old Street and then shortly after take narrow a right turn onto Court street. Follow Court street around to the right and then to the left and then go straight ahead into Brown square, where there is a dead-end sign on the lend hand side of the road. Follow Brown Square to the end of the road, where you will find the parking spaces for the property. For more details or to arrange a viewing, contact the Upton Office on 01684 891348.

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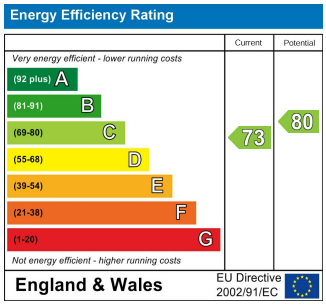
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TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

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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