



## Cutters Cottage, 4b Court Street, Upton-Upon-Severn, WR8 0JT Offers Over £200,000

An immaculately presented and substantially refurbished two bedroom character townhouse in the very heart of Upton upon Severn for sale with no onward chain. Located just a short walk from the town centre and facilities the property would make an excellent central home, or investment as a holiday let. The Grade II listed accommodation comprises: sitting room with fireplace and oak laminate flooring, refitted kitchen with oak effect units and access to a courtyard garden with space for table and chairs, main bedroom, bathroom with white suite, second bedroom currently used as a dressing room. The characterful accommodation also benefits from gas central heating, partial double glazing, new flooring throughout. For sale with no onward chain, viewing is a must to appreciate the presentation, character and location of home on offer.



# Cutters Cottage, 4b, Court Street, Upton-Upon-Severn, WR8 0JT

## UPTON UPON SEVERN

Upton upon Severn is a very picturesque and vibrant town situated on the River Severn, has a marina and numerous clubs and societies for all ages. There are annual Music, Jazz, Folk and River festivals. It is an active town yet retains its charm and character. There is a good range of shops for everyday needs, a sub Post Office, two banks, medical centre, library, three churches, primary school and popular secondary school (11 to 18 years) at Hanley Castle. Upton is well positioned being approximately 3 miles from the M50/M5 motorways and approximately from Worcester 11 miles, Cheltenham and Gloucester 15 miles, Tewkesbury 7 miles and Malvern 8 miles.

## ENTRANCE AREA

Accessed via a part double glazed door from Court Street which opens to an entrance area with space for coats to the side and bespoke floor mat, open plan to

## SITTING ROOM 16'3" x 13'5" (4.96m x 4.09m)

Main part of the living space with twin front aspect double glazed sash windows with fitted blinds, recess ceiling downlighters, exposed ceiling beam, corner feature fireplace with floor mounted electric living flame effect would burner on tiled hearth, radiator, stairs to first floor with oak and glass banister staircase to first floor with bespoke pull out storage drawers, wood plank effect flooring. Understairs utility cupboard with space and plumbing for washing machine and power points. Door to kitchen:

## FITTED KITCHEN 10'1" x 5'11" (3.08m x 1.82m)

Rear aspect double glazed window overlooking the rear courtyard, recessed ceiling downlighters, smoke alarm, refitted kitchen comprising of a matching range of floor and wall mounted oak effect units under a marble effect worktop, stainless steel single drainer sink unit with mixer tap over, integral ceramic hob with stainless steel extractor over and integral oven below, free standing fridge, radiator, tile effect floor, door to rear courtyard with space for table and chairs and outside dining.

## FIRST FLOOR LANDING

Ceiling light point, smoke alarm, stairs to second floor landing, doors to:

## BEDROOM ONE

Front aspect window, ceiling light point, exposed ceiling beams, radiator, understairs storage area with hanging rails.



## BATHROOM

Rear aspect obscure glass double glazed window, ceiling downlighters, smoke alarm, access to roof space. White suite comprising of a panel bath with shower over and screen to side, pedestal wash hand basin, with tiled splashback and mirror and light over, push flush WC, heated towel rail, wall mounted Worcester gas fired boiler, tile effect floor.

## SECOND FLOOR LANDING

Ceiling light point, smoke alarm, exposed beams, cottage style latched door to:

## BEDROOM TWO

Front aspect window with additional secondary glazing, vaulted ceiling, ceiling light point, exposed wall beams, radiator.

## REAR GARDEN COURTYARD

Low maintenance rear garden/courtyard, mostly laid to stone chip providing space for table and chairs and outside dining, outside courtesy light.

## INCOME POTENTIAL

The current owner lists the property as a holiday let on Air B N B, generating an income in the region of £110 to £150 per night when she is not present. The owner is happy to pass on any forward bookings if required. The owner is also happy to negotiate on any of the contents if required.

## DIRECTIONS

From the Allan Morris Upton office turn left towards Upton cross. Turn right into Court Street and follow the road to the right. Cutters Cottage can be found on the right after a short distance. Please contact Allan Morris Upton on 01684 891348 with any queries or to arrange a viewing of this property.

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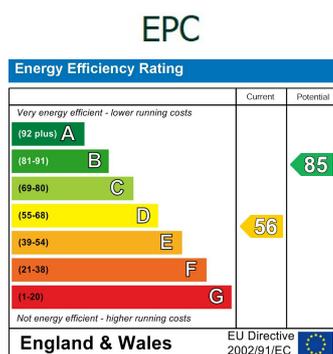
TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items are available by separate negotiation.

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: B

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.



### Material Information Report



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