



## 61 Old Street, Upton-Upon-Severn, WR8 0HN

Offers In The Region Of  
**£200,000**

A two bedroom character home with rear garden and outbuildings in the heart of Upton upon Severn. Located a short walk to the town's facilities and doctor's surgery. The accommodation, which would benefit from some updating comprises: porch, kitchen diner, sitting room, main bedroom with large store cupboard, second bedroom, bathroom. To the rear of the property beyond a good sized courtyard garden are two brick built outbuildings, one used as a utility and shower room, the other as a store and sun room. Both give excellent options for home working or a workshop. Located in the heart of town and for sale with no onward chain, viewing is a must to appreciate the location and potential of home on offer.



# 61, Old Street, Upton-Upon-Severn, WR8 0HN

## LOCATION

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, medical centre, library, three churches, primary school and popular senior 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. Worcester Parkway Station is 11.5 miles away.

## ENTRANCE PORCH 7'10" x 2'9" (2.39m x 0.84m)

Access via a glazed door with windows to all sides, ceiling light point, obscure glass door to:

## DINING KITCHEN 13'7" x 9'8" (4.16m x 2.96m)

Twin rear aspect window, ceiling light point, fitted kitchen comprising: range of floor and wall mounted units under a stone effect work top, stainless steel single bowl sink unit, integral electric hob with oven below and discrete extractor over, space for appliance, feature fitted fireplace with inset living flame gas fire, storage units to chimney recesses, tile effect floor, glazed door to:

## LIVING ROOM 14'7" x 13'10" (4.45m x 4.24m )

Front aspect window, ceiling light point, feature tiled fireplace with living flame effect gas fire, stairs to first floor, built-in storage cupboard.

## LANDING

Ceiling light point, door to:

## BEDROOM ONE 15'5" x 10'6" + store (4.72m x 3.22m + store)

Front aspect sash window, ceiling light point, built-in storage cupboard.

## BEDROOM TWO 10'0" x 7'4" (3.07m x 2.26m)

Rear aspect sash window overlooking the garden, ceiling light point, built-in store cupboard housing wall mounted gas boiler providing hot water.

## BATHROOM 7'1" x 4'6" (2.16m x 1.38m )

Rear aspect obscure glass window, ceiling light point, panel bath with mixer shower over, pedestal wash hand basin, WC.



## GARDENS

The property is accessed from Old Street by an access which runs passed the rear of number 59 through a wrought iron gate then gives access to the porch. The main part of the garden is accessed via a wrought iron archway which leads to a paved area, mature flower and shrub beds to each side with plenty of space of for a table and chairs and outside dining. A well with a cover over sits to one size of the garden and a paved path continues between the two brick built outbuildings, and to a small area of garden beyond.

## UTILITY/SHOWER ROOM 10'0" x 5'6" (3.06m x 1.68m)

Brick built outbuilding accessed via a glazed door from its rear, rear aspect window, inside there is power and light, stainless steel single drainer sink unit with storage below, space and plumbing for a washing machine with tumble dryer over, space for further appliances, WC and shower with Tritan shower.

## GARDEN STORE & SUMMER HOUSE 8'5" x 7'6" (2.58m x 2.31m)

Brick built store with power and light, glazed windows to front and rear, ideal for storage with a small workshop, to the rear of this is a summer house with windows to three sides and double doors to a rear patio area.

## DIRECTIONS

From the Allan Morris office on Old Street, turn right heading towards the Doctors Surgery and the property can be found after a short distance on the left hand side. To arrange a viewing or with any queries please call us on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)

WHAT THREE WORDS: ///scowls.yachting.applause





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

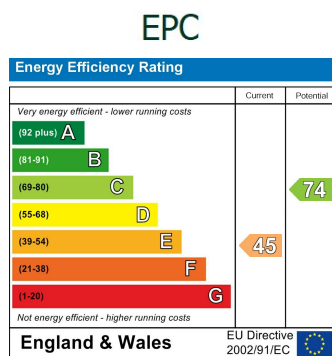
Fixtures and Fittings: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

Services: Mains 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

Energy Performance Rating: Current: E45 Potential: C74

Schools Information: Local Education Authority: Worcestershire LA: 01905 822700



### Material Information Report



Allan Morris (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that:

- (i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract;
- (ii) Allan Morris cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permission for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representation and , must satisfy themselves as to their accuracy;
- (iii) No employee of Allan Morris (and their Joint Agents where applicable) has any authority to make or give any representation or warranty or enter into contract whatever in relation to the property;
- (iv) Rents quoted in these particulars may be subject to VAT in addition, and
- (v) Allan Morris will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars

naea | propertymark

PROTECTED

Offices also at:

Bromsgrove

Malvern

Mayfair London

Worcester

Upton upon Severn