



Berrow Court Gardens Walk, Upton-Upon-Severn, WR8 0JP

£270,000

Nestled in the picturesque Upton-Upon-Severn, this charming two-bedroom house is a well presented and comfortable home.

The property is close to local shops and amenities, plus it is within close walking distance to beautiful riverside walks and charming pubs.

Entrance Hall

Carpet, smoke detector, pendent ceiling light, storage heater, storage

Cloakroom

Storage, vinyl flooring, spot lights, wash hand basin, WC

Living/ Dining Room

Carpet, double glazed window to front aspect, patio doors to rear aspect, pendent ceiling light, storage heater, electric heater,

Kitchen

Range of eye level and ground level units, electric hob, single oven, double glazed window to rear aspect, door to rear garden, wash hand basin, pendent ceiling light, vinyl flooring, space for fridge freezer.

First Floor Landing

Carpet, stair lift, smoke detector, pendent ceiling light, sky light, loft access.

Bedroom One

Carpet, double glazed window to front aspect, electric heater, pendent ceiling light, built-in storage.

Bedroom Two

Carpet, double glazed window to rear aspect, pendent ceiling light, built-in storage.

Bathroom

Bath, WC, wash hand basin, pendent ceiling light, vinyl floor, part tiled, electric heater, storage, vanity mirror,

Garden

A patio area with gated access.

Council Tax Band

We understand that this property is council tax band E.

This information may have been obtained via www.voa.gov.uk and applicants are advised to make their own enquiries before proceeding as Denny & Salmond will not be held responsible for any inaccurate information.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted on a property marketed by Denny & Salmond they will need to undertake an identification check and asked to provide information on the source and proof of

funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement

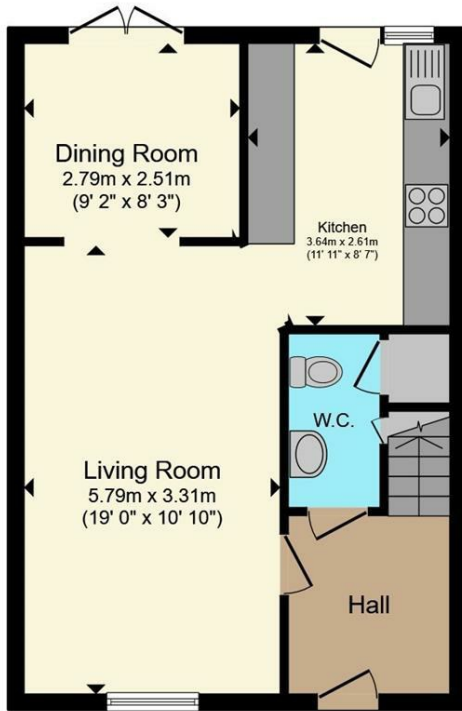
Disclosure

Denny & Salmond has made every effort to ensure that measurements and particulars are accurate however prospective purchasers must satisfy themselves as to the accuracy of the information provided. No information with regard to planning use, structural integrity, services or appliances has been formally verified and therefore prospective purchasers are requested to seek validation of all such matters prior to submitting a formal offer to purchase the property.

Freehold

Our client advises us that the property is Freehold however should you proceed to purchase this property these details must be confirmed via your solicitor within the pre-contract enquiries.

Floor Plan



Ground Floor

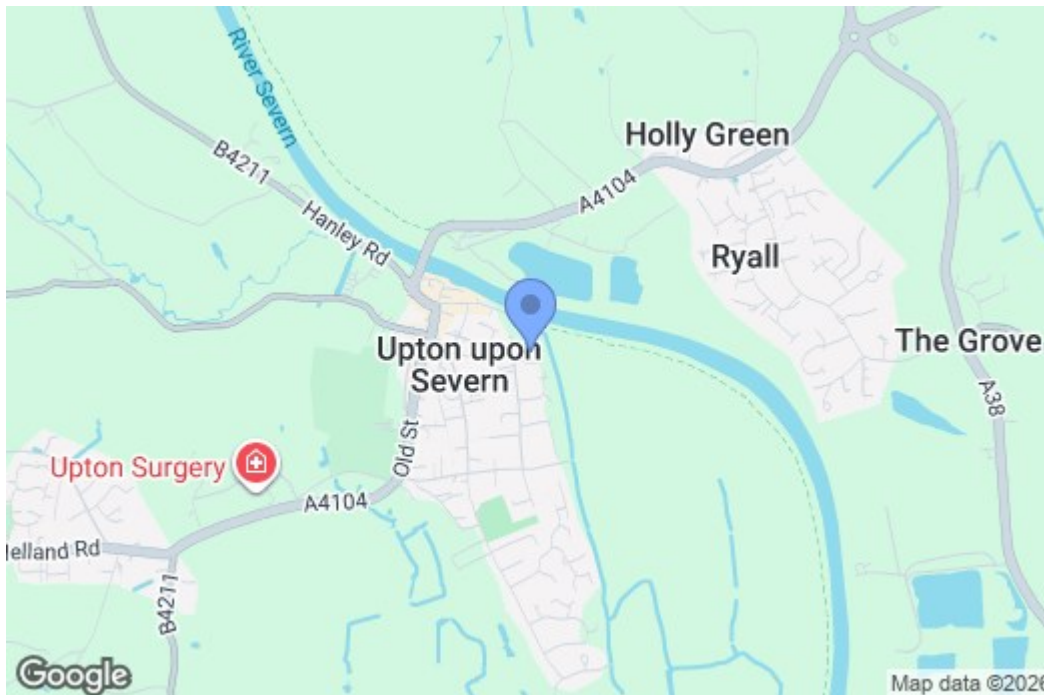


First Floor

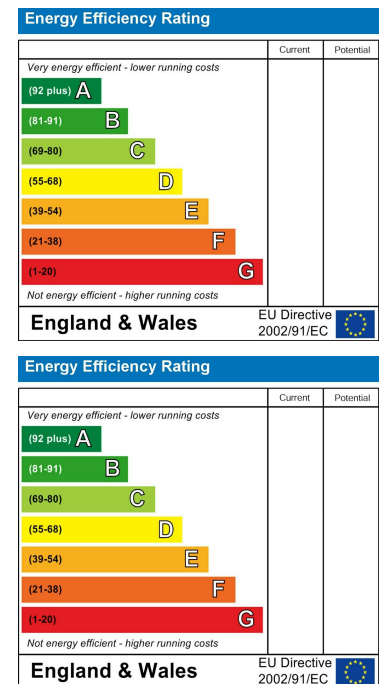
Total floor area 92.4 m² (994 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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