



## 25 Upton Road Worcester, WR2 4TY

Situated on Upton Road within the popular village of Callow End, this fully refurbished end of terrace town house is a true gem with accommodation across three floors. Ideally situated for access to both Malvern and Worcester, Callow End is located within catchment of local primary and secondary schools and has two local pubs, a village hall and shop.

This property has been fully refurbished throughout and briefly comprises, Entrance Hall, Kitchen Dining Room, Spacious Living Room and Cloakroom to the Ground Floor with Three Bedrooms and Bathroom to the First Floor, a further Bedroom, Shower Room and Dressing Area can be found on the Second Floor. With a vast amount of storage throughout, recently installed gas central heating system, an enclosed rear garden and off road parking.

**Guide Price £420,000**

# 25 Upton Road

## Worcester, WR2 4TY



### Entrance Hall

UPVC door opens into the Entrance Hall with wood flooring throughout and doors to Cloakroom, Living Room and Kitchen. Wall mounted consumer unit, radiator and stairs rising to the First Floor Landing. Door to useful storage cupboard currently housing shelving.

### Cloakroom

Fitted with a white suite comprising low flush WC and floating wash hand basin. Partially tiled walls and a double glazed obscure window to the front aspect. Continuation of the wood flooring.

### Living Room

13'0" x 13'2" (3.98 x 4.03)

Spacious Living Room with a radiator and an electric coal effect fire with wooden mantle and hearth. Double glazed window to the front aspect and three additional obscured single glazed windows to the Kitchen.

### Kitchen Dining Room

10'10" x 19'9" (3.31 x 6.04)

From the Entrance Hall, solid oak door opens to the spacious and bright Kitchen Dining Room. The Kitchen is fitted with a range of matte fronted base and eye level units with wood working surfaces and tiled splashback. Single Electric oven with five ring gas hob and extractor above. Large composite sink unit with drainer and swan neck mixer tap additional space and plumbing for a washing machine and space for an under counter appliance. Wood effect flooring, radiator and large double glazed window to the rear aspect overlooking the well-maintained rear Garden. Part glazed door opens to the Garden.

### First Floor Landing

Stairs rise to the First Floor Landing with additional stairs up to the Second Floor Landing and doors to all rooms. Door to the large airing cupboard housing the combination boiler and slatted shelving. Doors to under stairs storage currently housing shelving.

### Bedroom One

10'2" x 12'3" (3.11 x 3.74)

Generous double bedroom with radiator and large double glazed window to the rear aspect providing views of Stanbrook Abbey.

### Bedroom Two

10'3" x 12'0" (3.13 x 3.66)

Currently used as a spacious Study, with double glazed window to the front aspect, Radiator.

### Bedroom Four

7'9" x 9'4" (2.38 x 2.86)

Useful over stairs storage cupboard currently housing shelving, radiator and double glazed window to the front aspect.

### Bathroom

Fitted with a white suite comprising low flush WC, vanity sink unit wash hand basin, mixer tap and cupboards below. Panel bath with glazed screen, mains shower over and additional mains shower attachment. Extractor fan, tile effect flooring, tiled walls and double glazed obscured window to the rear aspect.

### Second Floor Landing

Staircase rises to the Second Floor Landing with eaves storage. Currently used as a dressing area and fitted with storage cupboards currently housing hanging rails and shelving with additional eaves storage in the back of the wardrobes. Door to Shower Room and door to Bedroom Three.

### Bedroom Three

8'11" x 8'8" (2.73 x 2.66)

Restricted head height and double glazed window to the rear aspect providing views of Stanbrook Abbey. Radiator, eaves storage and additional eaves drawer storage.

### Shower Room

Fitted with a white suite comprising low flush WC, vanity sink unit with wash hand basin, mixer tap, tile splashback and cupboards below. Shower cubicle with tiled walls, electric shower and Velux window. Extractor fan, tile effect flooring and ladder style radiator.

### Outside

The fore-garden is predominantly laid to lawn with numerous mature shrubs and hedges with a paved path leading to the Entrance Door.

To the rear of the property is parking for one vehicle and a concrete base with a large timber shed. Gated access to the rear Garden. Paved seating area with lighting and water tap adjoins to the property with a raised lawned area with stone and shrub filled borders. The garden is encompassed by timber fencing and brick wall.

### Council Tax Band

We understand that this property is council tax band D.

This information may have been obtained via [www.voa.gov.uk](http://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.

### 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.

### 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



# Floor Plan



25 Upton Road, Callow End

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.