



## 33 Gardens Walk

Upton-Upon-Severn, WR8 0JW

Guide Price £219,500

Located within easy reach of the town centre, this mid terraced home offers accommodation to include entrance hall, living room with dining area and fitted kitchen, whilst to the first floor there are three bedrooms and bathroom. With gas central heating and an enclosed garden this would make an ideal family home or buy to let investment. EPC Rating C.





- Mid Terraced House
- Three Bedrooms
- Refitted Kitchen
- Enclosed Garden
- Double Glazing

- Close to Town Centre
- L Shaped Lounge/Diner
- Bathroom
- Gas Central Heating
- EPC Rating - C73

## **Entrance Hall**

A part glazed entrance door leads into the Entrance Hall with cloaks cupboard, staircase rising to the First Floor and door into:

## **L shaped Lounge/Diner**

**13'1" (8'0") x 21'10" (10'11")**

Double glazed window to front aspect, two radiators, wooden laminate flooring and further window overlooking the rear garden.

A doors lead into:

## **Refitted Kitchen**

Fitted with a range of base and eye level units with working surfaces, stainless steel sink unit and tiled splash backs. Gas cooker point, plumbing for washing machine, space for fridge freezer, large under stairs storage cupboard, tiled flooring and double glazed window and door to the rear.

## **First Floor Landing**

From the Entrance Hall the staircase rises to the First Floor Landing with hatch to loft space and doors to all rooms.

## **Bedroom One**

**12'2" x 9'11"**

Double glazed window to front and radiator.

## **Bedroom Two**

**9'9" x 9'8"**

Double glazed window to rear and radiator.

## **Bedroom Three**

**8'4" max x 6'2"**

Window to front, storage cupboard and radiator.

## **Bathroom**

Fitted with a white suite comprising panelled bath with Triton electric shower over, pedestal wash hand basin, low level WC, radiator, part tiled walls and window to rear.

## **Outside**

To the front of the property there is a lawned fore garden with pathway to the entrance door.

The rear gardens are of an irregular shape, mainly laid to lawn and enclosed by wooden fencing with a garden shed within and gated rear access.

## **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.

## **Services**

Please note that any services, heating systems or appliances have not been tested prior to marketing and therefore no warranty can be given or implied as to their working order.

## **Council Tax**

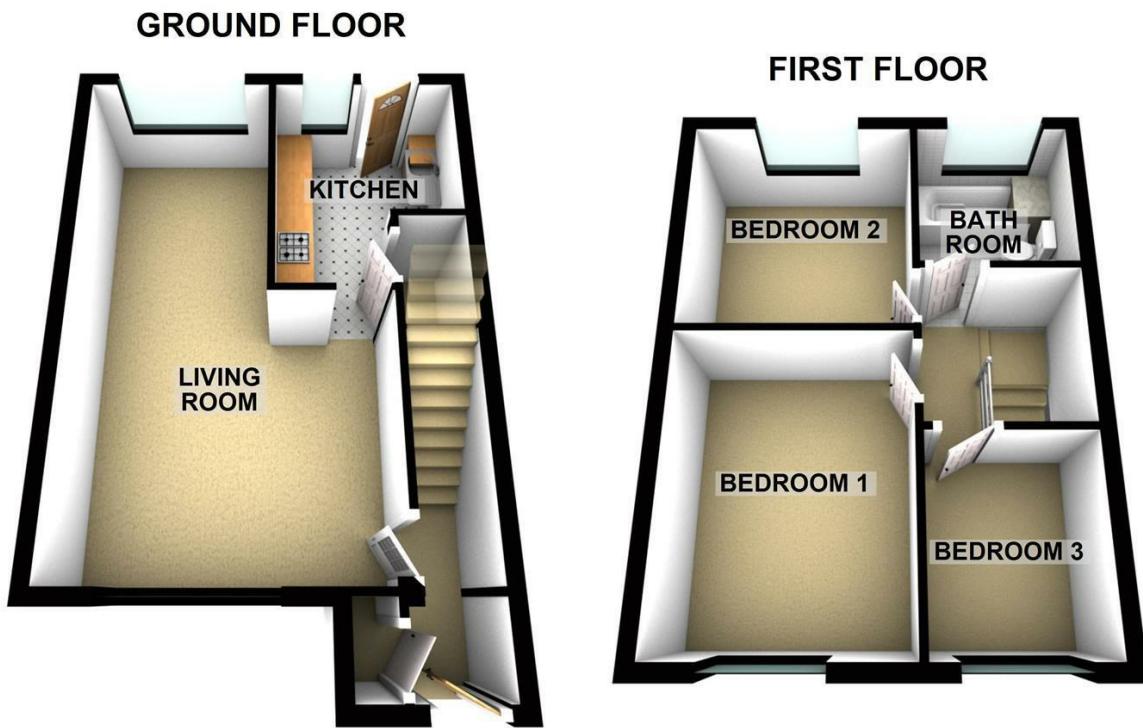
We understand that this property is council tax band B.

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.

## **Directions**

From our Malvern office proceed on the A449 towards Ledbury taking the left hand fork into Hanley Road as signposted the Three Counties Show ground. Proceed ahead to the traffic light and bear right as signposted Welland. At the next cross roads proceed ahead as signposted Upton 3 miles. Upon entering the town proceed ahead to the cross roads and continue straight ahead. Take the first left into Severn Drive and proceed ahead taking the next right into Gardens Walk. The property is located on the left as indicated by the Agents for sale board.

## Floor Plan



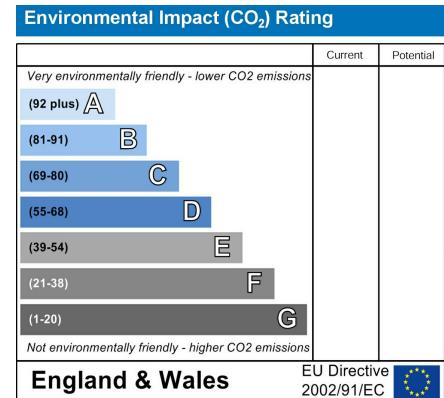
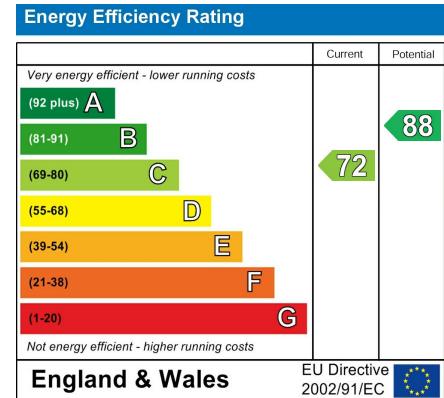
## Area Map



## Viewing

Please contact us on 01684 561866 if you wish to arrange a viewing appointment for this property or require further information.

## 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.