



**9 Minge Lane, Worcester, WR8 0NN**

**£350,000**

A detached three bedroom bungalow with garage and gardens in a convenient location just off the town centre for sale with no onward chain. The accommodation comprises: recessed porch, entrance hall, dual aspect lounge diner, kitchen, large main bedroom/dining room, two further bedrooms, bathroom. Further benefits include central heating, double glazing, driveway and detached single garage, good sized level front garden with potential for further parking, part walled rear garden. For sale with no onward chain, viewing is a must to appreciate the location and potential of home on offer.



# 9, Minge Lane, Upton-Upon-Severn, Worcester, WR8 0NN

## RECESSED PORCH

Recessed porch, outside courtesy light, tiled floor, obscure glass door with matching windows to side to:

## ENTRANCE HALL

Wide entrance hall, two ceiling light points, smoke alarm, access to loft space, built-in coats cupboard with hanging hooks and shelf, built-in airing cupboard containing wall mounted Worcester Bosch boiler and shelving, two radiators, doors to:

## LOUNGE/DINER 17'11" x 11'10" max (5.47m x 3.62m max)

Dual aspect with front and side facing double glazed windows, ceiling light point, feature brick open fireplace with brick surround and tiled hearth, two radiators.

## KITCHEN 10'8" x 7'10" (3.26m x 2.40m)

Rear aspect double glazed window, ceiling light point, fitted kitchen comprising of a range of floor and wall mounted wood effect units under a wood block effect work top, stainless steel single drainer sink unit with mixer tap over, space for electric cooker, space and plumbing for washing machine, space for two further appliances, built-in larder with shelving, obscure glass door to rear garden.

## BEDROOM ONE/ DINING ROOM 13'10" x 12'7" (4.24m x 3.85m)

Front aspect double glazed window, ceiling light point, radiator, room previously used as a dining room.

## BEDROOM TWO 12'11" x 10'8" (3.94m x 3.26m)

Rear aspect double glazed window, ceiling light point, radiator.

## BEDROOM THREE 10'11" x 8'11" (3.33m x 2.72m)

Rear aspect double glazed window, ceiling light point, radiator.

## BATHROOM 7'8" x 5'5" (2.34m x 1.67m)

Twin rear aspect double glazed window, two ceiling light points, panel bath with telephone style mixer shower over, pedestal wash hand basin, WC, radiator, shaver socket.



## FRONT GARDEN

Good sized level front garden, accessed from the road by concrete driveway with paving to the side providing parking for several cars and leading to the garage to the rear, a path leads to the front door ad side aspect. The garden is mostly laid to lawn, sat behind a mature hedge with flower and shrub beds to the side. There is plenty of scope for additional parking if required.

## REAR GARDEN

Private part walled rear garden with initial path running down the width, flower and shrub beds, formal lawn, base for shed, vegetable plot, side access, door to brick built garden store on side of garage, with power and light.

## DETACHED SINGLE GARAGE 15'7" x 8'4" (4.76m x 2.56m)

Detached single brick built garage, up and over door to fore, , window to side, power and light.

## DIRECTIONS

From the Upton office of Allan Morris, turn right in the direction of Tunnel Hill and take the left hand turn into Minge Lane and the property can be found on left hand side as indicated by the Allan Morris For Sale board.

For more details or to book a viewing, please call our Upton office on 01684 891348

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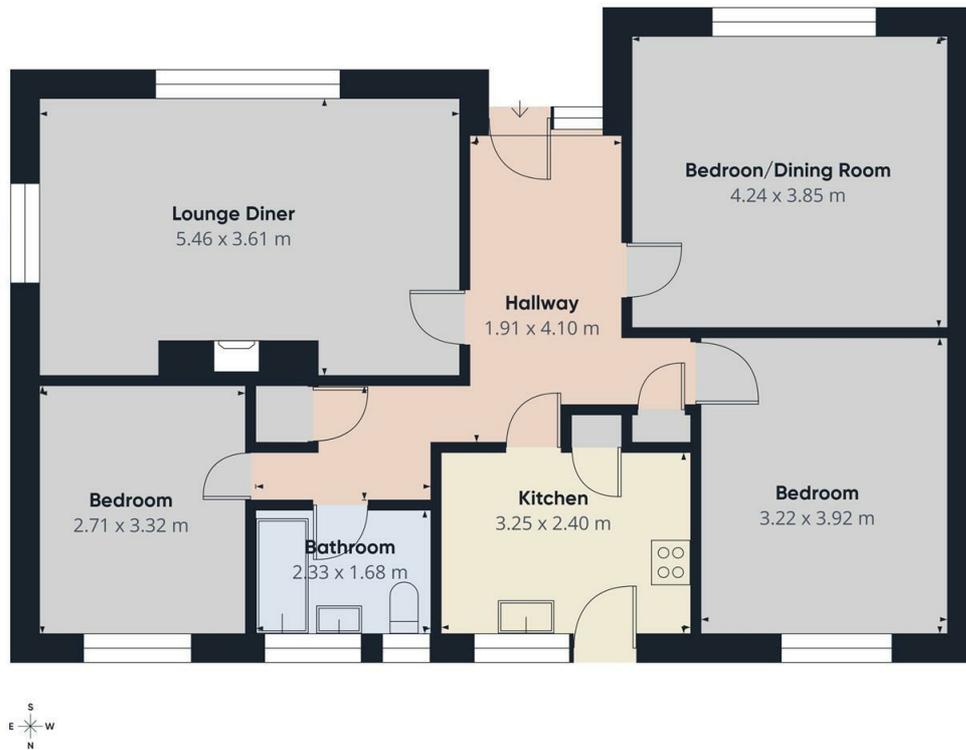


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Approximate total area<sup>(1)</sup>  
82.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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

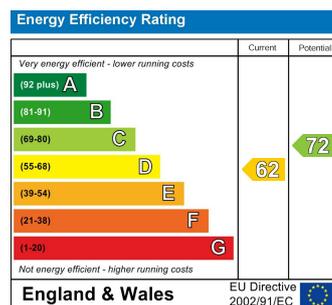
**FIXTURES AND FITTINGS:** Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

**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: D

**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.

## EPC



## Material Information Report

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