



**30 Old Street, Upton-Upon-Severn, WR8 0HN**

**£265,000**

A grade II listed mixed use townhouse in the centre of Upton upon Severn comprising of a ground floor commercial unit and a duplex three bedroom apartment, both currently tenanted. The commercial element comprises a double fronted shop with plenty of display area internally, kitchenette, cloakroom and cellar storage. The residential element comprises; separate personal entrance, breakfast kitchen, lounge diner, first floor double bedroom, bathroom, two second floor bedrooms, lots of storage space, and gas central heating. The property has been well maintained and offers great versatility, purely as investment, as part investment, part home, or for home and working together. Viewing a must to appreciate the versatility and space of property on offer.



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

## 30A OLD STREET - SHOP

The shop represents the majority of the ground floor of the property, and the cellar. This is currently let at £300 per calendar month. The accommodation comprises;

### SHOP 19'1" x 12'0" (5.82m x 3.66m)

Access via central glass panel door with large display windows to either side, range of lighting, period fireplace, to corner, tiled floor, walk in storage cupboard previously used as a changing room, access to cellar providing useful storage, open plan to:

### REAR SHOP 10'4" x 8'2" (3.15m x 2.49m)

Ceiling light point, continued tiled floor, providing further display area, steps and doorway to:

### KITCHENETTE 9'11" x 4'7" (3.04m x 1.41m)

Rear aspect window, wall light point, stainless steel sink with storage below, further storage under worktop, space for fridge freezer, wash hand basin with electric water heater over, door to:

### CLOAKROOM

Wall light point, WC, recess storage.

### CELLAR

With light and sump pump, providing useful storage.

## 30B - FLAT

30A Old Street has accommodation over three floor with independent access from Old Street. This is currently let at £600 per calendar month.

### BREAKFAST KITCHEN 11'9" recess x 10'11" max (3.59m recess x 3.34m max)

Access via obscure double glazed door from a private courtyard, ceiling light point, fitted kitchen comprising of a range of floor and wall mounted grey painted units under a granite effect work top, stainless steel single drainer sink unit, space for cooker, space for further appliances, space for breakfast table, plumbing for automatic washing machine, built in pantry with shelving, tile effect flooring, part glazed door to:

### INNER HALL

Ceiling light point, tiled floor, stairs to:

### FIRST FLOOR LANDING

Ceiling light point, radiator, stairs to second floor, door to:



**LOUNGE/DINER 18'11" max x 12'11" (5.79m max x 3.96m)**

Twin front aspect sash windows, exposed ceiling beams, three wall light points, two radiators, built in storage cupboard to chimney recess, built in storage cupboard with shelving, built in airing cupboard with hot water cylinder and slatted shelving.

**BEDROOM ONE 12'2" x 9'3" + chimney recess (3.73m x 2.82m + chimney recess)**

Side aspect sash window, ceiling light point, built in wardrobe with storage cupboard over to each chimney recess, radiator.

**BATHROOM 10'5" x 7'1" (3.18m x 2.17m)**

Rear aspect sash window, wall light point, white suite comprising: panel bath with mixer shower over, pedestal wash hand basin, WC, range of storage, fixed mirror with light and shaver socket, radiator, wood effect flooring.

**SECOND FLOOR LANDING**

ceiling light point, access to roof space, two built in storage cupboards opens to:

**BEDROOM TWO 17'3" x 9'7" max (5.28m x 2.93m max)**

rear aspect sash window, two ceiling light points, exposed ceiling beams, two radiators, built in double wardrobe with shelving.

**BEDROOM THREE 9'3" max x 8'10" (2.83m max x 2.71m)**

Front aspect sash window, ceiling light point, radiator.

**ACCESS**

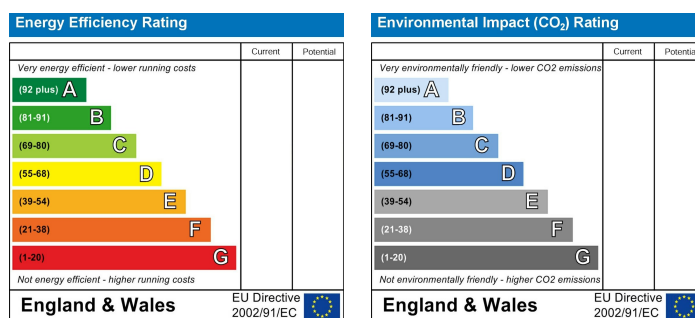
30A is accessed via a doorway to the right of 30 Old Street. This gives access to a covered corridor which passes between 30 and 28 Old Street. A gate then gives access to 30a. There is no outside apace with the property.

**DIRECTIONS**

From the Allan Morris office in Upton upon Severn turn right and walk a short distance and number 30 can be found on the right hand side. To arrange a viewing or with any queries please contact the office on 01684 891348 or email [upton@allan-morris.co.uk](mailto:upton@allan-morris.co.uk)



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: TBC  
 ENERGY PERFORMANCE RATINGS: Exempt as listed  
 SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700



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