



**2 Hall Green, Worcester, WR8 0NQ**

**Price Guide £260,000**

A very well presented mid terraced house in this quiet residential location which has easy access to local facilities and road links. In brief, the accommodation comprises: Hall, dining kitchen, living room, sun room, utility/guest WC. To the first floor are two double bedrooms and a single and a refurbished shower room. The house sits on a good sized plot with plenty of parking, an enclosed rear garden with summer house and shed with power and light and benefits from double glazing and zoned gas fired underfloor heating. We strongly recommend an early viewing to appreciate what is on offer.





## 2, Hall Green, Upton-Upon-Severn, Worcester, WR8 0NQ

### ENTRANCE

Approached through wrought iron gates and brick paved driveway leading to a uPVC double glazed front door opening into:

### HALLWAY

Coat hooks and stairs leading to the first floor.

### LIVING ROOM 17'5" x 14'9" (max) (5.31m x 4.5m (max))

Front facing double glazed window, feature fireplace with inset log effect electric fire, power points, telephone point, television point and twin rear facing double glazed windows.

### DINING KITCHEN 17'5" x 11'3" (5.31m x 3.44m)

Beautifully fitted matching range of wall and base units, front facing double glazed window and rear facing French door and side panel, ceramic tiled floor, Belling range style cooker with five burner gas hob and two electric ovens and light, cupboard housing the Worcester Bosch central heating boiler for the zoned underfloor heating with mobile thermostat.

### SUN ROOM 18'4" x 8'6" (5.6m x 2.6m)

uPVC windows and double opening doors, ceramic tiled floor, power points, door to:

### UTILITY ROOM/GUEST WC

Obscure double glazed window, plumbing and space for washing machine and tumble dryer, work top, close coupled WC, vanity unit with hand basin, towel rail.

### FIRST FLOOR LANDING

Rear facing double glazed window, range of built-in cupboards and shelving unit, access to loft space.

### SHOWER ROOM 7'10" x 5'4" (2.4m x 1.64m)

Re-fitted with contemporary tiling, towel rail radiator, close coupled WC, ceramic hand basin on vanity unit, good sized glazed shower cubicle.

### BEDROOM ONE 11'8" x 11'9" (3.57m x 3.59m)

Front facing double glazed window, built-in wardrobes, power points.

### BEDROOM TWO 10'5" x 8'9" (3.18m x 2.68m)

Front facing double glazed window, power points, built-in wardrobe, shelf.

### BEDROOM THREE 8'6" x 8'4" (2.6m x 2.55m)

Rear facing Double glazed window, power points, hanging rail in alcove.



## OUTSIDE

The rear garden has been created as an easy to maintain space, which is fully enclosed and has a good sized flag-stoned patio ideal for al fresco dining, which extends down the garden. There are also stone chipped areas, a summer house, a shed with light and power and is ideal as office space.

The front garden is long and, again, enclosed. There are different sections, some planted, an area for seating and generous parking with gates to the front.

## DIRECTIONS

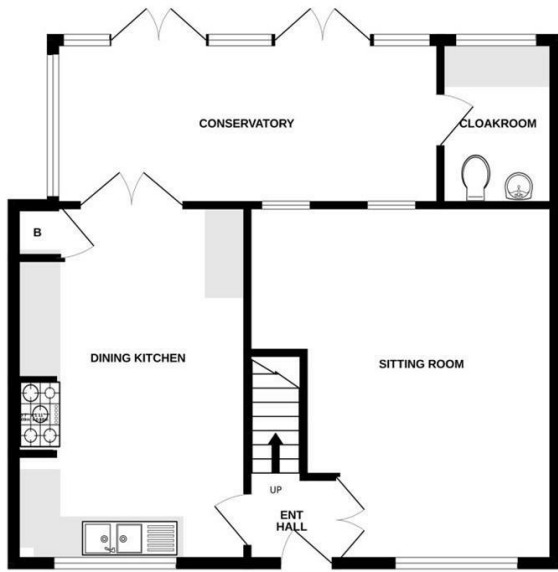
Leave the Allan Morris office in Upton and turn right towards the rugby club. Turn left at the fire station into Minge Lane. Take the second right turning right into Rectory Road. Proceed almost to the end and Hall Green is the last left hand turn. The property can be found almost immediately, on the 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.

## AGENT'S NOTE

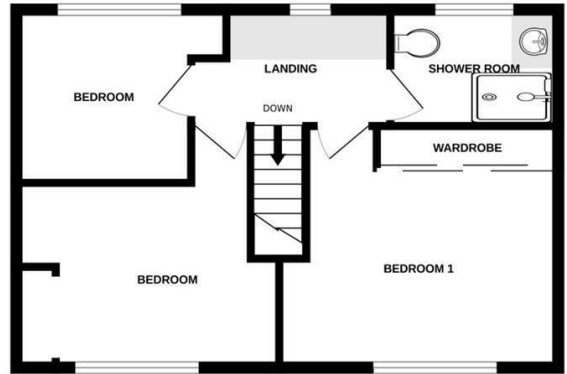
The boiler was installed just over a year ago with a service plan on it for 6 years.



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



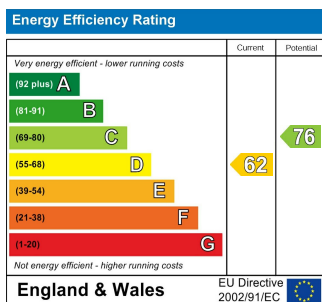
TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## EPC

## Material Information Report



**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. Carpets will be remaining at the property.

**SERVICES:** Mains electricity, gas, 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: B

**ENERGY PERFORMANCE RATINGS:** Current: D62 Potential: C76

**SCHOOLS INFORMATION:** Local Education Authority:

Worcestershire LA: 01905 822700

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